

Local Market Update for November 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92027

Escondido East

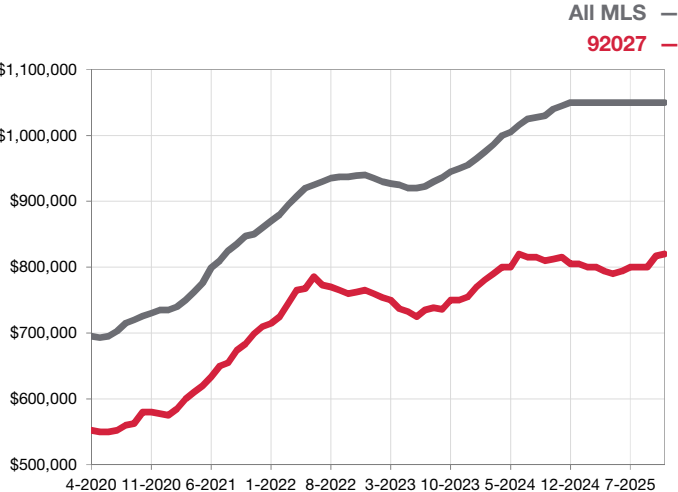
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	23	23	0.0%	341	403	+ 18.2%
Pending Sales	16	14	- 12.5%	263	269	+ 2.3%
Closed Sales	20	15	- 25.0%	262	268	+ 2.3%
Median Sales Price*	\$804,000	\$945,000	+ 17.5%	\$810,000	\$830,000	+ 2.5%
Percent of Original List Price Received*	96.5%	97.4%	+ 0.9%	100.0%	98.2%	- 1.8%
Days on Market Until Sale	38	44	+ 15.8%	26	38	+ 46.2%
Inventory of Homes for Sale	46	51	+ 10.9%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	8	5	- 37.5%	82	119	+ 45.1%
Pending Sales	5	3	- 40.0%	50	66	+ 32.0%
Closed Sales	5	4	- 20.0%	53	66	+ 24.5%
Median Sales Price*	\$390,000	\$457,500	+ 17.3%	\$435,000	\$500,000	+ 14.9%
Percent of Original List Price Received*	100.4%	95.6%	- 4.8%	99.2%	98.2%	- 1.0%
Days on Market Until Sale	20	74	+ 270.0%	34	39	+ 14.7%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	4.8	2.3	- 52.1%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

