

# Local Market Update for July 2025

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

92027

Escondido East

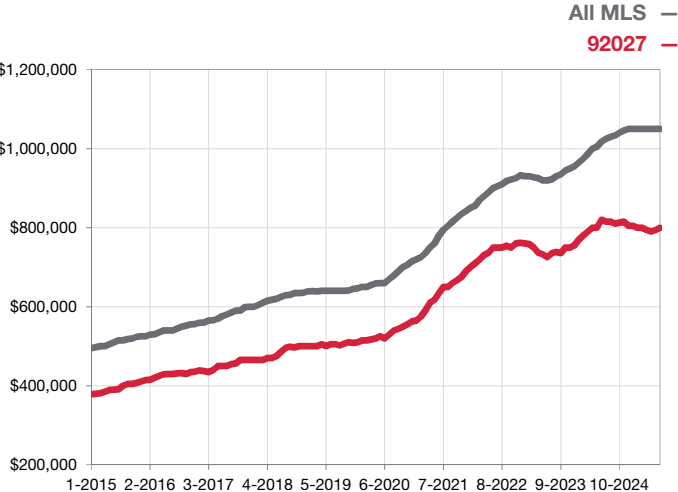
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	36	43	+ 19.4%	244	281	+ 15.2%
Pending Sales	23	20	- 13.0%	179	178	- 0.6%
Closed Sales	32	27	- 15.6%	174	180	+ 3.4%
Median Sales Price*	\$795,000	\$870,000	+ 9.4%	\$827,500	\$805,000	- 2.7%
Percent of Original List Price Received*	101.0%	99.0%	- 2.0%	100.7%	98.5%	- 2.2%
Days on Market Until Sale	24	31	+ 29.2%	22	37	+ 68.2%
Inventory of Homes for Sale	46	81	+ 76.1%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	7	13	+ 85.7%	51	84	+ 64.7%
Pending Sales	2	9	+ 350.0%	32	46	+ 43.8%
Closed Sales	5	4	- 20.0%	40	42	+ 5.0%
Median Sales Price*	\$435,000	\$485,000	+ 11.5%	\$432,500	\$500,000	+ 15.6%
Percent of Original List Price Received*	101.5%	89.8%	- 11.5%	99.7%	98.5%	- 1.2%
Days on Market Until Sale	33	22	- 33.3%	38	34	- 10.5%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 32.3%	--	--	--

\* 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

