

Local Market Update for October 2024

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

92027

Escondido East

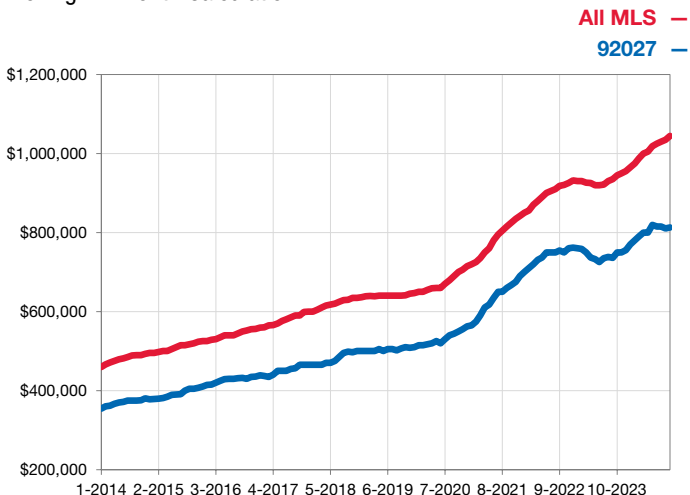
| Single Family | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 29 | 22 | - 24.1% | 262 | 335 | + 27.9% |
| Pending Sales | 17 | 19 | + 11.8% | 230 | 245 | + 6.5% |
| Closed Sales | 18 | 27 | + 50.0% | 236 | 242 | + 2.5% |
| Median Sales Price* | \$779,250 | \$818,300 | + 5.0% | \$751,500 | \$810,000 | + 7.8% |
| Percent of Original List Price Received* | 98.2% | 97.6% | - 0.6% | 99.3% | 100.3% | + 1.0% |
| Days on Market Until Sale | 21 | 36 | + 71.4% | 33 | 25 | - 24.2% |
| Inventory of Homes for Sale | 35 | 45 | + 28.6% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 2.0 | + 33.3% | -- | -- | -- |

* 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.

| Townhouse-Condo | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 5 | 7 | + 40.0% | 60 | 83 | + 38.3% |
| Pending Sales | 2 | 5 | + 150.0% | 46 | 46 | 0.0% |
| Closed Sales | 4 | 4 | 0.0% | 48 | 48 | 0.0% |
| Median Sales Price* | \$457,500 | \$497,500 | + 8.7% | \$440,000 | \$435,000 | - 1.1% |
| Percent of Original List Price Received* | 98.8% | 99.3% | + 0.5% | 101.4% | 99.1% | - 2.3% |
| Days on Market Until Sale | 29 | 19 | - 34.5% | 23 | 36 | + 56.5% |
| Inventory of Homes for Sale | 9 | 25 | + 177.8% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 5.1 | + 168.4% | -- | -- | -- |

* 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

