

Local Market Update for May 2025

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

92027

Escondido East

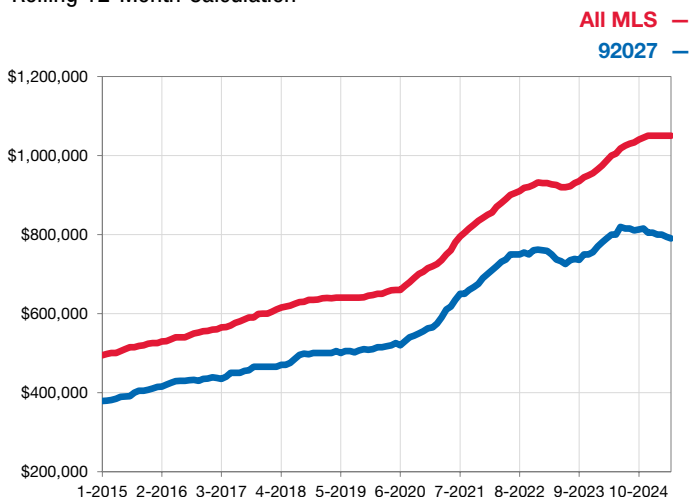
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	35	28	- 20.0%	169	189	+ 11.8%
Pending Sales	28	27	- 3.6%	127	134	+ 5.5%
Closed Sales	27	27	0.0%	118	129	+ 9.3%
Median Sales Price*	\$1,025,000	\$800,000	- 22.0%	\$830,250	\$780,000	- 6.1%
Percent of Original List Price Received*	100.9%	97.7%	- 3.2%	100.8%	98.5%	- 2.3%
Days on Market Until Sale	22	48	+ 118.2%	21	37	+ 76.2%
Inventory of Homes for Sale	39	55	+ 41.0%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	14	6	- 57.1%	40	56	+ 40.0%
Pending Sales	6	5	- 16.7%	26	34	+ 30.8%
Closed Sales	2	2	0.0%	29	32	+ 10.3%
Median Sales Price*	\$485,500	\$470,000	- 3.2%	\$430,000	\$542,000	+ 26.0%
Percent of Original List Price Received*	99.6%	102.1%	+ 2.5%	99.7%	100.4%	+ 0.7%
Days on Market Until Sale	26	18	- 30.8%	39	35	- 10.3%
Inventory of Homes for Sale	16	24	+ 50.0%	--	--	--
Months Supply of Inventory	2.9	4.7	+ 62.1%	--	--	--

* 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

