

# Local Market Update for July 2024

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

## 92027

Escondido East

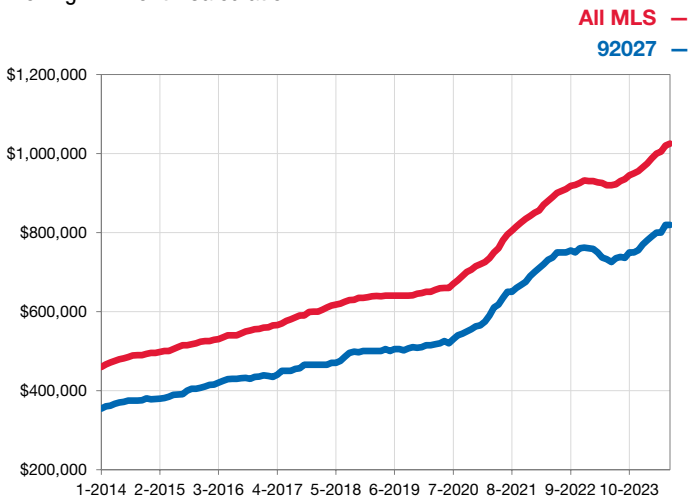
Single Family	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	16	32	+ 100.0%	178	236	+ 32.6%
Pending Sales	21	22	+ 4.8%	174	178	+ 2.3%
Closed Sales	28	31	+ 10.7%	179	172	- 3.9%
Median Sales Price*	\$783,000	\$800,000	+ 2.2%	\$748,500	\$830,000	+ 10.9%
Percent of Original List Price Received*	100.8%	101.0%	+ 0.2%	99.2%	100.7%	+ 1.5%
Days on Market Until Sale	18	25	+ 38.9%	36	22	- 38.9%
Inventory of Homes for Sale	19	39	+ 105.3%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--

\* 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.

Townhouse-Condo	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	6	6	0.0%	44	49	+ 11.4%
Pending Sales	9	2	- 77.8%	37	33	- 10.8%
Closed Sales	10	5	- 50.0%	32	40	+ 25.0%
Median Sales Price*	\$444,000	\$435,000	- 2.0%	\$444,000	\$432,500	- 2.6%
Percent of Original List Price Received*	102.1%	101.5%	- 0.6%	100.9%	99.7%	- 1.2%
Days on Market Until Sale	18	33	+ 83.3%	25	38	+ 52.0%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

