

Local Market Update for July 2025

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

92029

Escondido West

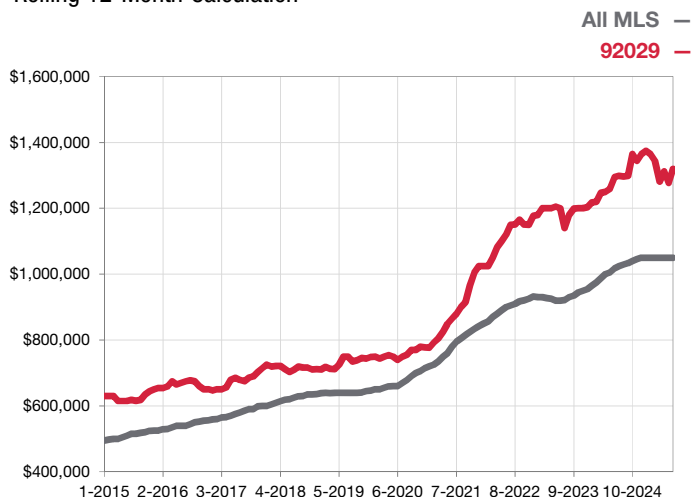
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	16	30	+ 87.5%	153	197	+ 28.8%
Pending Sales	7	19	+ 171.4%	89	110	+ 23.6%
Closed Sales	17	20	+ 17.6%	89	104	+ 16.9%
Median Sales Price*	\$1,185,000	\$1,442,500	+ 21.7%	\$1,390,000	\$1,320,000	- 5.0%
Percent of Original List Price Received*	98.7%	95.3%	- 3.4%	98.6%	96.7%	- 1.9%
Days on Market Until Sale	26	50	+ 92.3%	37	40	+ 8.1%
Inventory of Homes for Sale	38	58	+ 52.6%	--	--	--
Months Supply of Inventory	3.0	3.9	+ 30.0%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	0	0	--	7	6	- 14.3%
Pending Sales	1	0	- 100.0%	5	4	- 20.0%
Closed Sales	2	1	- 50.0%	4	4	0.0%
Median Sales Price*	\$710,000	\$690,000	- 2.8%	\$710,000	\$694,500	- 2.2%
Percent of Original List Price Received*	102.8%	98.7%	- 4.0%	103.0%	98.2%	- 4.7%
Days on Market Until Sale	27	88	+ 225.9%	17	59	+ 247.1%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

