

# Local Market Update for May 2025

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

## 92029

Escondido West

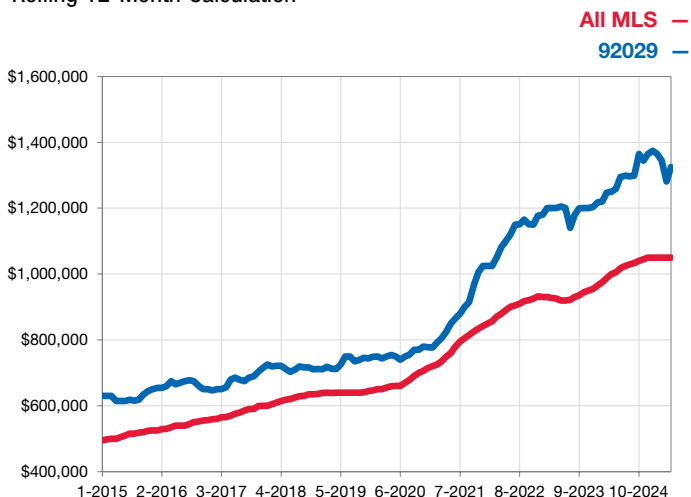
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	30	34	+ 13.3%	108	138	+ 27.8%
Pending Sales	17	14	- 17.6%	64	75	+ 17.2%
Closed Sales	12	19	+ 58.3%	57	71	+ 24.6%
Median Sales Price*	\$1,395,000	\$1,490,876	+ 6.9%	\$1,401,000	\$1,300,000	- 7.2%
Percent of Original List Price Received*	99.5%	95.5%	- 4.0%	98.6%	96.7%	- 1.9%
Days on Market Until Sale	37	28	- 24.3%	44	40	- 9.1%
Inventory of Homes for Sale	38	55	+ 44.7%	--	--	--
Months Supply of Inventory	2.6	4.0	+ 53.8%	--	--	--

\* 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	3	0	- 100.0%	5	5	0.0%
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$710,000	\$699,000	- 1.5%
Percent of Original List Price Received*	0.0%	0.0%	--	103.3%	98.1%	- 5.0%
Days on Market Until Sale	0	0	--	7	50	+ 614.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	3.0	2.1	- 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.

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



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

