

# Local Market Update for August 2024

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

## 92029

Escondido West

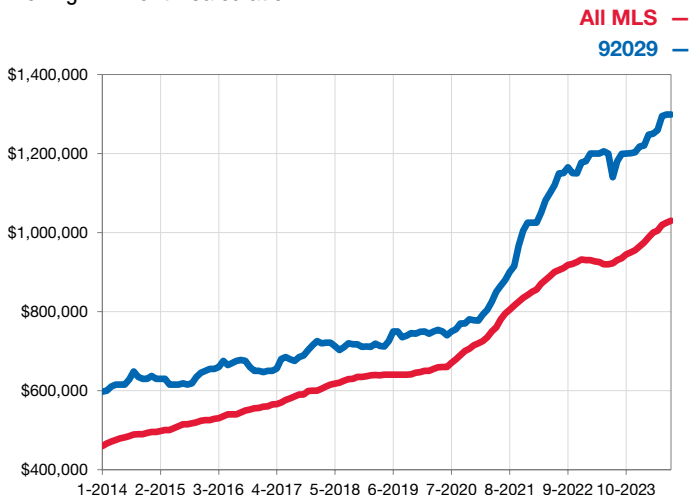
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	16	21	+ 31.3%	181	175	- 3.3%
Pending Sales	16	10	- 37.5%	140	97	- 30.7%
Closed Sales	25	5	- 80.0%	132	93	- 29.5%
Median Sales Price*	\$1,299,000	\$1,125,000	- 13.4%	\$1,200,125	\$1,380,000	+ 15.0%
Percent of Original List Price Received*	100.3%	93.6%	- 6.7%	98.9%	98.4%	- 0.5%
Days on Market Until Sale	23	29	+ 26.1%	33	36	+ 9.1%
Inventory of Homes for Sale	29	43	+ 48.3%	--	--	--
Months Supply of Inventory	1.9	3.6	+ 89.5%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	0	1	--	5	8	+ 60.0%
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Median Sales Price*	\$765,000	\$771,000	+ 0.8%	\$695,932	\$750,000	+ 7.8%
Percent of Original List Price Received*	102.1%	100.3%	- 1.8%	103.1%	102.5%	- 0.6%
Days on Market Until Sale	15	62	+ 313.3%	34	26	- 23.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.7	--	--	--	--

\* 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

