

# Local Market Update for December 2025

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

## 92025

Escondido South

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	266	245	- 7.9%
Pending Sales	10	6	- 40.0%	191	181	- 5.2%
Closed Sales	20	20	0.0%	195	181	- 7.2%
Median Sales Price*	\$972,000	<b>\$944,000</b>	- 2.9%	\$960,000	<b>\$960,000</b>	0.0%
Percent of Original List Price Received*	97.7%	<b>96.2%</b>	- 1.5%	99.6%	<b>97.0%</b>	- 2.6%
Days on Market Until Sale	52	<b>50</b>	- 3.8%	32	<b>43</b>	+ 34.4%
Inventory of Homes for Sale	43	<b>11</b>	- 74.4%	--	--	--
Months Supply of Inventory	2.7	<b>0.7</b>	- 74.1%	--	--	--

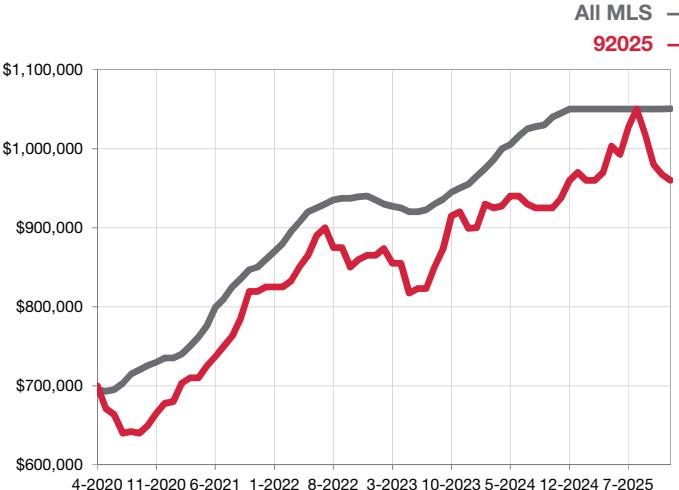
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	10	<b>3</b>	- 70.0%	103	<b>114</b>	+ 10.7%
Pending Sales	4	<b>5</b>	+ 25.0%	80	<b>74</b>	- 7.5%
Closed Sales	9	<b>10</b>	+ 11.1%	90	<b>74</b>	- 17.8%
Median Sales Price*	\$625,000	<b>\$566,000</b>	- 9.4%	\$615,000	<b>\$561,500</b>	- 8.7%
Percent of Original List Price Received*	97.1%	<b>97.0%</b>	- 0.1%	99.4%	<b>97.2%</b>	- 2.2%
Days on Market Until Sale	82	<b>53</b>	- 35.4%	37	<b>39</b>	+ 5.4%
Inventory of Homes for Sale	14	<b>13</b>	- 7.1%	--	--	--
Months Supply of Inventory	2.1	<b>2.1</b>	0.0%	--	--	--

\* 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

