

# Local Market Update for November 2025

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

## 92027

Escondido East

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		23	23	0.0%	341	403	+ 18.2%
Pending Sales		16	14	- 12.5%	263	269	+ 2.3%
Closed Sales		20	15	- 25.0%	262	268	+ 2.3%
Median Sales Price*		\$804,000	<b>\$945,000</b>	+ 17.5%	\$810,000	<b>\$830,000</b>	+ 2.5%
Percent of Original List Price Received*		96.5%	<b>97.4%</b>	+ 0.9%	100.0%	<b>98.2%</b>	- 1.8%
Days on Market Until Sale		38	<b>44</b>	+ 15.8%	26	<b>38</b>	+ 46.2%
Inventory of Homes for Sale		46	<b>51</b>	+ 10.9%	--	--	--
Months Supply of Inventory		2.0	<b>2.1</b>	+ 5.0%	--	--	--

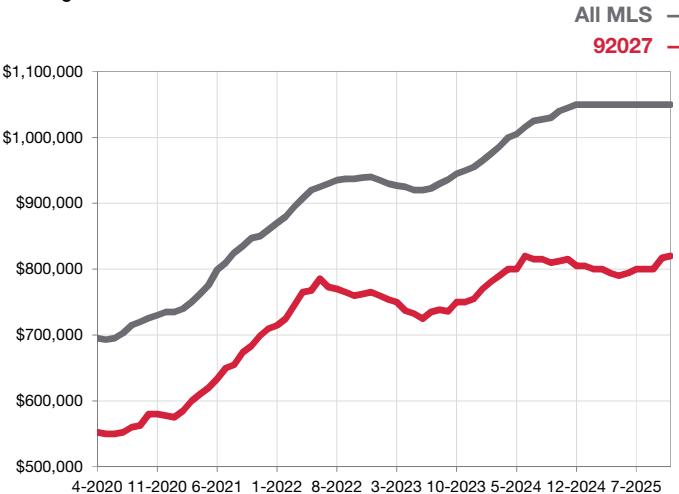
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		8	5	- 37.5%	82	<b>119</b>	+ 45.1%
Pending Sales		5	3	- 40.0%	50	<b>66</b>	+ 32.0%
Closed Sales		5	4	- 20.0%	53	<b>66</b>	+ 24.5%
Median Sales Price*		\$390,000	<b>\$457,500</b>	+ 17.3%	\$435,000	<b>\$500,000</b>	+ 14.9%
Percent of Original List Price Received*		100.4%	<b>95.6%</b>	- 4.8%	99.2%	<b>98.2%</b>	- 1.0%
Days on Market Until Sale		20	<b>74</b>	+ 270.0%	34	<b>39</b>	+ 14.7%
Inventory of Homes for Sale		23	<b>13</b>	- 43.5%	--	--	--
Months Supply of Inventory		4.8	<b>2.3</b>	- 52.1%	--	--	--

\* 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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

