

Local Market Update for December 2025

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

92025

Escondido South

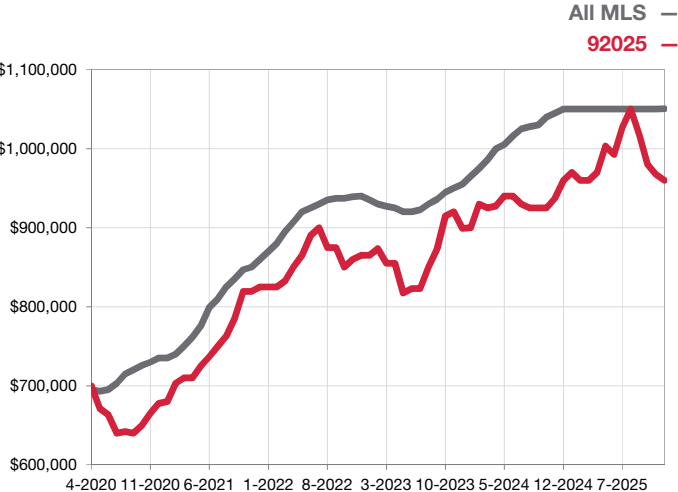
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	266	245	- 7.9%
Pending Sales	10	6	- 40.0%	191	181	- 5.2%
Closed Sales	20	20	0.0%	195	181	- 7.2%
Median Sales Price*	\$972,000	\$944,000	- 2.9%	\$960,000	\$960,000	0.0%
Percent of Original List Price Received*	97.7%	96.2%	- 1.5%	99.6%	97.0%	- 2.6%
Days on Market Until Sale	52	50	- 3.8%	32	43	+ 34.4%
Inventory of Homes for Sale	43	11	- 74.4%	--	--	--
Months Supply of Inventory	2.7	0.7	- 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		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	10	3	- 70.0%	103	114	+ 10.7%
Pending Sales	4	5	+ 25.0%	80	74	- 7.5%
Closed Sales	9	10	+ 11.1%	90	74	- 17.8%
Median Sales Price*	\$625,000	\$566,000	- 9.4%	\$615,000	\$561,500	- 8.7%
Percent of Original List Price Received*	97.1%	97.0%	- 0.1%	99.4%	97.2%	- 2.2%
Days on Market Until Sale	82	53	- 35.4%	37	39	+ 5.4%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	2.1	2.1	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

