

Local Market Update for December 2025

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

92029

Escondido West

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		0	0	--	218	266	+ 22.0%
Pending Sales		7	15	+ 114.3%	155	190	+ 22.6%
Closed Sales		12	13	+ 8.3%	152	185	+ 21.7%
Median Sales Price*		\$1,330,000	\$1,299,000	- 2.3%	\$1,367,500	\$1,388,089	+ 1.5%
Percent of Original List Price Received*		97.3%	97.5%	+ 0.2%	97.6%	96.5%	- 1.1%
Days on Market Until Sale		36	40	+ 11.1%	37	42	+ 13.5%
Inventory of Homes for Sale		21	10	- 52.4%	--	--	--
Months Supply of Inventory		1.6	0.6	- 62.5%	--	--	--

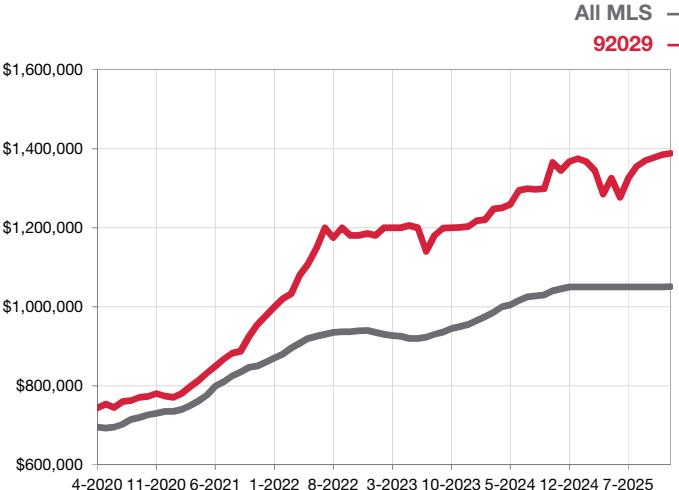
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		0	1	--	11	11	0.0%
Pending Sales		0	0	--	6	6	0.0%
Closed Sales		0	0	--	6	5	- 16.7%
Median Sales Price*		\$0	\$0	--	\$710,000	\$690,000	- 2.8%
Percent of Original List Price Received*		0.0%	0.0%	--	101.3%	97.7%	- 3.6%
Days on Market Until Sale		0	0	--	27	58	+ 114.8%
Inventory of Homes for Sale		3	1	- 66.7%	--	--	--
Months Supply of Inventory		2.5	0.8	- 68.0%	--	--	--

* 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

