

Local Market Update for December 2025

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

92027

Escondido East

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		4	4	0.0%	349	387	+ 10.9%
Pending Sales		16	18	+ 12.5%	278	290	+ 4.3%
Closed Sales		14	20	+ 42.9%	275	288	+ 4.7%
Median Sales Price*		\$775,000	\$820,000	+ 5.8%	\$805,000	\$830,000	+ 3.1%
Percent of Original List Price Received*		96.9%	98.9%	+ 2.1%	99.8%	98.3%	- 1.5%
Days on Market Until Sale		29	33	+ 13.8%	26	38	+ 46.2%
Inventory of Homes for Sale		34	21	- 38.2%	--	--	--
Months Supply of Inventory		1.5	0.9	- 40.0%	--	--	--

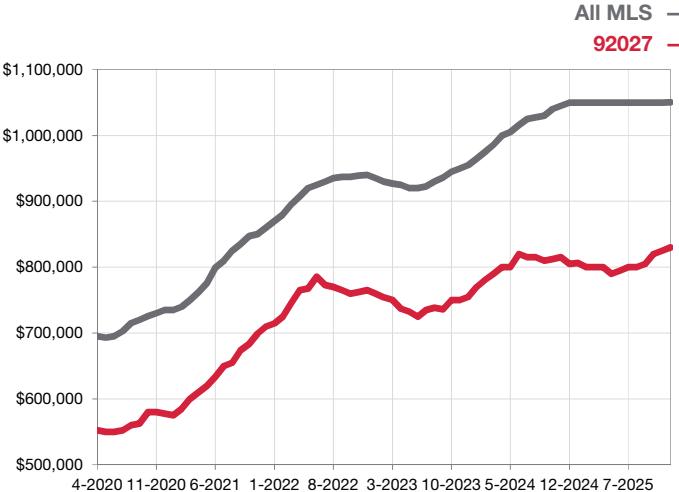
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		5	4	- 20.0%	87	112	+ 28.7%
Pending Sales		3	2	- 33.3%	54	69	+ 27.8%
Closed Sales		5	1	- 80.0%	59	68	+ 15.3%
Median Sales Price*		\$410,000	\$305,000	- 25.6%	\$430,000	\$500,000	+ 16.3%
Percent of Original List Price Received*		96.5%	98.4%	+ 2.0%	99.0%	98.3%	- 0.7%
Days on Market Until Sale		49	34	- 30.6%	35	39	+ 11.4%
Inventory of Homes for Sale		20	7	- 65.0%	--	--	--
Months Supply of Inventory		4.4	1.2	- 72.7%	--	--	--

* 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

