

Local Market Update for November 2025

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

92025

Escondido South

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		14	14	0.0%	241	261	+ 8.3%
Pending Sales		17	15	- 11.8%	181	176	- 2.8%
Closed Sales		20	12	- 40.0%	175	161	- 8.0%
Median Sales Price*		\$1,067,500	\$957,500	- 10.3%	\$960,000	\$967,500	+ 0.8%
Percent of Original List Price Received*		97.7%	92.2%	- 5.6%	99.8%	97.1%	- 2.7%
Days on Market Until Sale		68	70	+ 2.9%	29	43	+ 48.3%
Inventory of Homes for Sale		38	31	- 18.4%	--	--	--
Months Supply of Inventory		2.4	2.0	- 16.7%	--	--	--

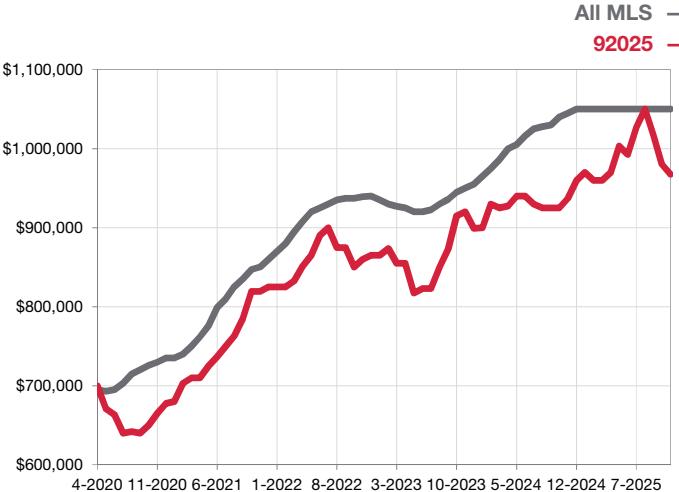
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		4	11	+ 175.0%	93	123	+ 32.3%
Pending Sales		9	9	0.0%	76	69	- 9.2%
Closed Sales		4	8	+ 100.0%	81	64	- 21.0%
Median Sales Price*		\$647,450	\$640,000	- 1.2%	\$615,000	\$555,000	- 9.8%
Percent of Original List Price Received*		95.0%	96.9%	+ 2.0%	99.6%	97.3%	- 2.3%
Days on Market Until Sale		68	47	- 30.9%	32	36	+ 12.5%
Inventory of Homes for Sale		11	28	+ 154.5%	--	--	--
Months Supply of Inventory		1.6	4.6	+ 187.5%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

