

Local Market Update for January 2023

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92025 - Escondido

North San Diego County

Detached Single-Family

Key Metrics	January			Rolling 12 Months		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	29	17	- 41.4%	419	330	- 21.2%
Pending Sales	21	17	- 19.0%	355	231	- 34.9%
Closed Sales	17	9	- 47.1%	361	235	- 34.9%
Days on Market Until Sale	11	25	+ 127.3%	12	19	+ 58.3%
Median Sales Price*	\$895,000	\$880,000	- 1.7%	\$811,000	\$859,000	+ 5.9%
Average Sales Price*	\$954,932	\$1,003,833	+ 5.1%	\$896,103	\$993,416	+ 10.9%
Percent of Original List Price Received*	108.0%	95.6%	- 11.5%	104.1%	100.6%	- 3.4%
Percent of List Price Received*	104.5%	97.0%	- 7.2%	103.8%	101.7%	- 2.0%
Inventory of Homes for Sale	33	19	- 42.4%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

* 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.

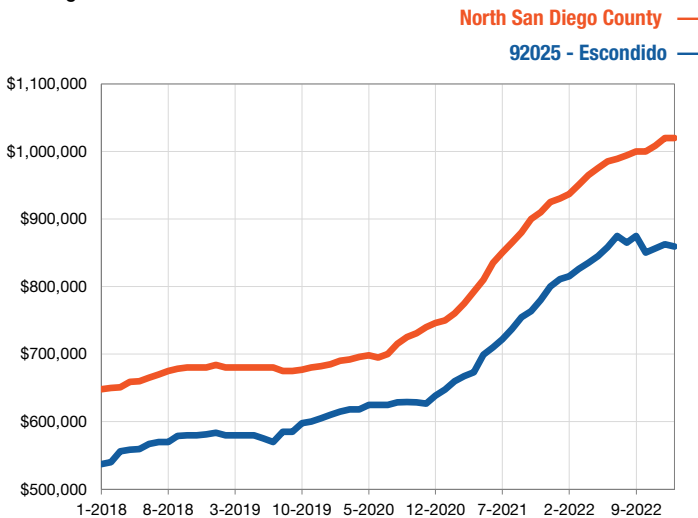
Attached Single-Family

Key Metrics	January			Rolling 12 Months		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	9	6	- 33.3%	140	110	- 21.4%
Pending Sales	8	3	- 62.5%	130	67	- 48.5%
Closed Sales	4	2	- 50.0%	131	71	- 45.8%
Days on Market Until Sale	18	127	+ 605.6%	11	18	+ 63.6%
Median Sales Price*	\$447,500	\$411,425	- 8.1%	\$409,000	\$490,000	+ 19.8%
Average Sales Price*	\$453,750	\$411,425	- 9.3%	\$445,227	\$523,337	+ 17.5%
Percent of Original List Price Received*	101.2%	85.2%	- 15.8%	103.2%	103.0%	- 0.2%
Percent of List Price Received*	103.3%	96.7%	- 6.4%	103.3%	103.2%	- 0.1%
Inventory of Homes for Sale	3	16	+ 433.3%	--	--	--
Months Supply of Inventory	0.3	2.9	+ 866.7%	--	--	--

* 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 – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

