

Local Market Update for January 2025

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

92114

Encanto

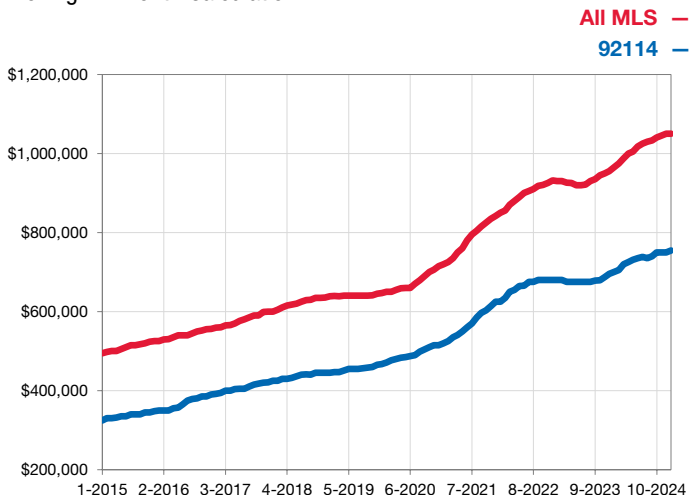
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	23	36	+ 56.5%	23	36	+ 56.5%
Pending Sales	28	19	- 32.1%	28	19	- 32.1%
Closed Sales	29	27	- 6.9%	29	27	- 6.9%
Median Sales Price*	\$730,000	\$772,500	+ 5.8%	\$730,000	\$772,500	+ 5.8%
Percent of Original List Price Received*	99.7%	99.9%	+ 0.2%	99.7%	99.9%	+ 0.2%
Days on Market Until Sale	18	30	+ 66.7%	18	30	+ 66.7%
Inventory of Homes for Sale	29	38	+ 31.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	3	2	- 33.3%	3	2	- 33.3%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$790,000	--	\$0	\$790,000	--
Percent of Original List Price Received*	0.0%	101.3%	--	0.0%	101.3%	--
Days on Market Until Sale	0	41	--	0	41	--
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	2.0	3.9	+ 95.0%	--	--	--

* 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

