

Local Market Update for April 2025

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

92114

Encanto

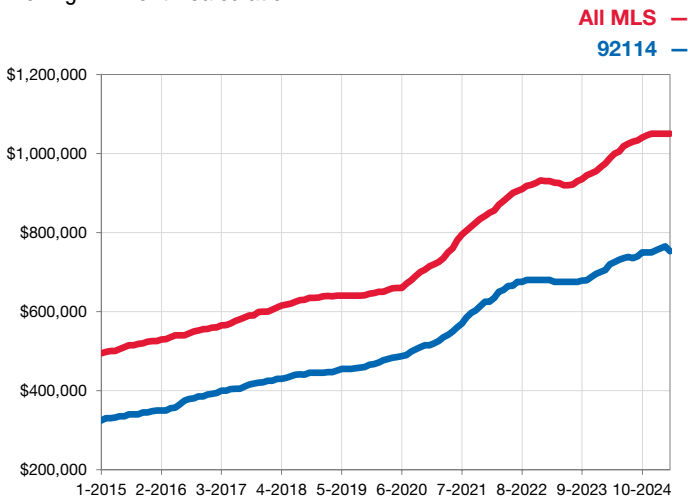
Detached	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	40	41	+ 2.5%	123	160	+ 30.1%
Pending Sales	26	35	+ 34.6%	91	112	+ 23.1%
Closed Sales	18	38	+ 111.1%	90	100	+ 11.1%
Median Sales Price*	\$785,000	\$740,000	- 5.7%	\$754,000	\$770,000	+ 2.1%
Percent of Original List Price Received*	101.1%	98.7%	- 2.4%	100.3%	99.5%	- 0.8%
Days on Market Until Sale	24	27	+ 12.5%	23	29	+ 26.1%
Inventory of Homes for Sale	47	48	+ 2.1%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

* 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	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	9	5	- 44.4%
Pending Sales	1	0	- 100.0%	7	5	- 28.6%
Closed Sales	0	1	--	6	6	0.0%
Median Sales Price*	\$0	\$370,000	--	\$650,000	\$637,500	- 1.9%
Percent of Original List Price Received*	0.0%	89.2%	--	108.4%	99.1%	- 8.6%
Days on Market Until Sale	0	109	--	25	69	+ 176.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--

* 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

