

Local Market Update for June 2025

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

92114

Encanto

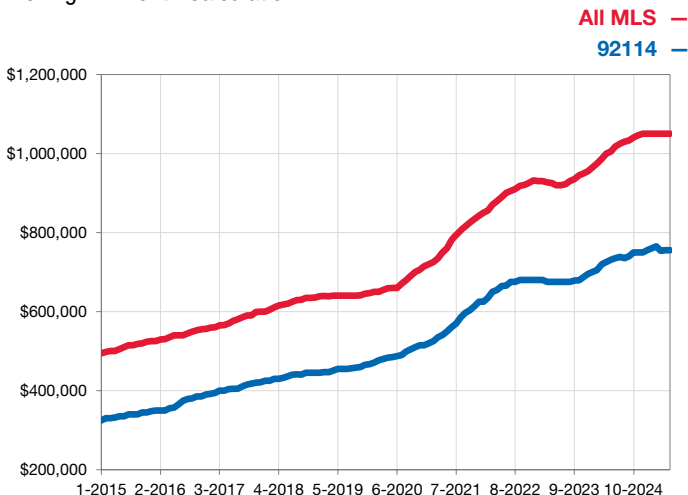
Detached	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
Key Metrics						
New Listings	31	38	+ 22.6%	186	236	+ 26.9%
Pending Sales	21	22	+ 4.8%	142	154	+ 8.5%
Closed Sales	17	19	+ 11.8%	142	152	+ 7.0%
Median Sales Price*	\$775,000	\$778,000	+ 0.4%	\$755,000	\$771,250	+ 2.2%
Percent of Original List Price Received*	100.2%	100.5%	+ 0.3%	100.6%	99.9%	- 0.7%
Days on Market Until Sale	22	28	+ 27.3%	24	27	+ 12.5%
Inventory of Homes for Sale	44	48	+ 9.1%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

* 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	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	15	12	- 20.0%
Pending Sales	2	2	0.0%	12	8	- 33.3%
Closed Sales	2	0	- 100.0%	9	6	- 33.3%
Median Sales Price*	\$525,500	\$0	- 100.0%	\$600,000	\$637,500	+ 6.3%
Percent of Original List Price Received*	104.1%	0.0%	- 100.0%	104.7%	99.1%	- 5.3%
Days on Market Until Sale	18	0	- 100.0%	22	69	+ 213.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

