

Local Market Update for August 2025

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

92114

Encanto

Detached

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	33	33	0.0%	267	306	+ 14.6%
Pending Sales	31	26	- 16.1%	199	207	+ 4.0%
Closed Sales	28	27	- 3.6%	194	202	+ 4.1%
Median Sales Price*	\$711,000	\$770,000	+ 8.3%	\$750,000	\$770,000	+ 2.7%
Percent of Original List Price Received*	100.6%	97.7%	- 2.9%	100.7%	99.7%	- 1.0%
Days on Market Until Sale	14	32	+ 128.6%	23	28	+ 21.7%
Inventory of Homes for Sale	44	45	+ 2.3%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

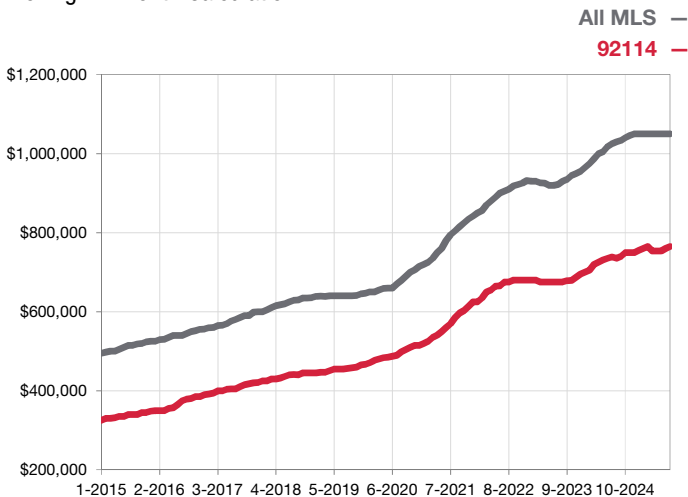
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	3	4	+ 33.3%	19	20	+ 5.3%
Pending Sales	0	1	--	13	11	- 15.4%
Closed Sales	1	2	+ 100.0%	13	11	- 15.4%
Median Sales Price*	\$705,000	\$481,500	- 31.7%	\$590,000	\$625,000	+ 5.9%
Percent of Original List Price Received*	102.9%	97.3%	- 5.4%	103.6%	97.9%	- 5.5%
Days on Market Until Sale	0	58	--	17	53	+ 211.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

* 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

