

Local Market Update for June 2025

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

92024

Encinitas

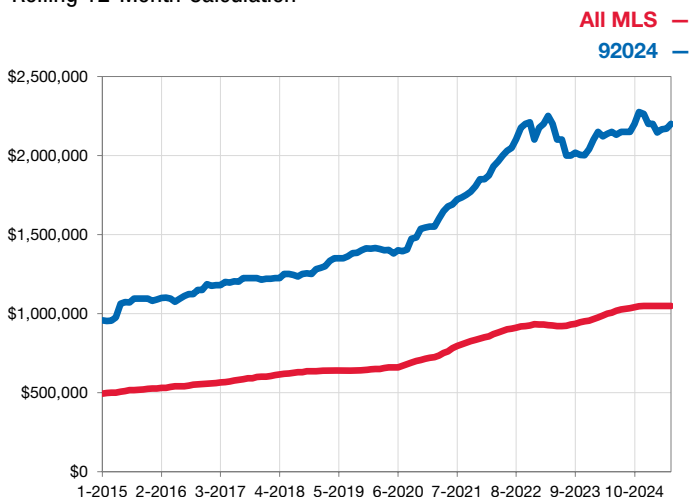
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	42	43	+ 2.4%	232	272	+ 17.2%
Pending Sales	22	25	+ 13.6%	124	150	+ 21.0%
Closed Sales	19	24	+ 26.3%	112	143	+ 27.7%
Median Sales Price*	\$1,935,000	\$2,695,000	+ 39.3%	\$2,372,500	\$2,227,195	- 6.1%
Percent of Original List Price Received*	102.0%	93.1%	- 8.7%	99.6%	97.6%	- 2.0%
Days on Market Until Sale	20	62	+ 210.0%	40	34	- 15.0%
Inventory of Homes for Sale	79	96	+ 21.5%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

* 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		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	30	19	- 36.7%	117	126	+ 7.7%
Pending Sales	12	11	- 8.3%	81	64	- 21.0%
Closed Sales	10	13	+ 30.0%	86	67	- 22.1%
Median Sales Price*	\$1,057,500	\$1,125,000	+ 6.4%	\$1,140,000	\$1,250,000	+ 9.6%
Percent of Original List Price Received*	97.6%	95.0%	- 2.7%	98.7%	99.4%	+ 0.7%
Days on Market Until Sale	53	36	- 32.1%	33	26	- 21.2%
Inventory of Homes for Sale	36	35	- 2.8%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

* 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

