

# Local Market Update for February 2025

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

## 92024

### Encinitas

#### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	39	34	- 12.8%	62	70	+ 12.9%
Pending Sales	18	30	+ 66.7%	31	46	+ 48.4%
Closed Sales	14	17	+ 21.4%	28	33	+ 17.9%
Median Sales Price*	\$2,597,500	\$2,050,112	- 21.1%	\$2,600,500	\$2,000,000	- 23.1%
Percent of Original List Price Received*	104.5%	96.4%	- 7.8%	100.4%	97.9%	- 2.5%
Days on Market Until Sale	26	44	+ 69.2%	47	39	- 17.0%
Inventory of Homes for Sale	51	45	- 11.8%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--

\* 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.

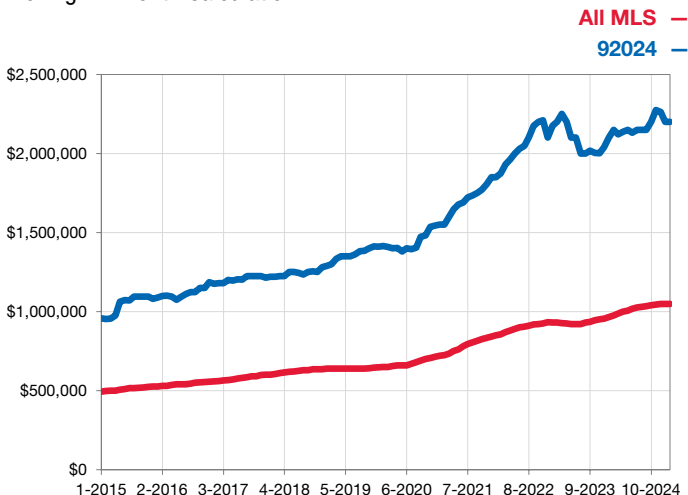
#### Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	11	17	+ 54.5%	32	33	+ 3.1%
Pending Sales	12	9	- 25.0%	28	14	- 50.0%
Closed Sales	20	5	- 75.0%	36	15	- 58.3%
Median Sales Price*	\$1,237,500	\$880,000	- 28.9%	\$1,195,000	\$1,100,000	- 7.9%
Percent of Original List Price Received*	97.9%	101.3%	+ 3.5%	97.6%	98.6%	+ 1.0%
Days on Market Until Sale	30	27	- 10.0%	31	34	+ 9.7%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

\* 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

