

# Local Market Update for April 2025

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

## 92024

Encinitas

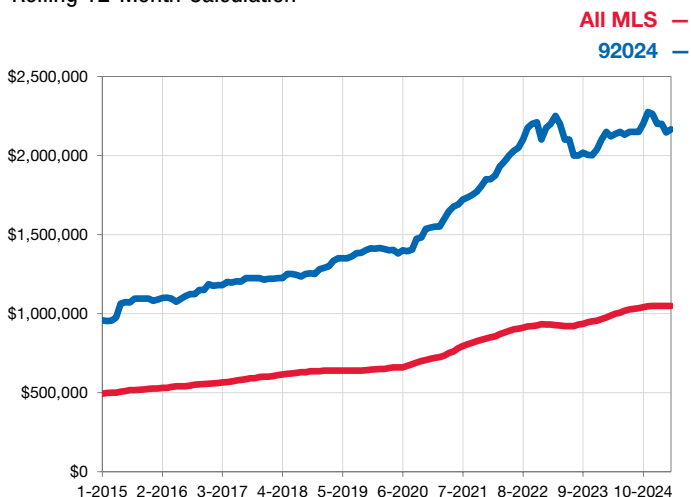
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	40	48	+ 20.0%	138	172	+ 24.6%
Pending Sales	20	20	0.0%	77	95	+ 23.4%
Closed Sales	25	27	+ 8.0%	72	95	+ 31.9%
Median Sales Price*	\$2,550,000	\$2,450,000	- 3.9%	\$2,547,500	\$2,150,000	- 15.6%
Percent of Original List Price Received*	98.3%	98.4%	+ 0.1%	100.0%	97.9%	- 2.1%
Days on Market Until Sale	28	22	- 21.4%	38	30	- 21.1%
Inventory of Homes for Sale	64	82	+ 28.1%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	18	22	+ 22.2%	62	87	+ 40.3%
Pending Sales	14	18	+ 28.6%	53	42	- 20.8%
Closed Sales	9	14	+ 55.6%	56	37	- 33.9%
Median Sales Price*	\$1,100,000	\$1,360,000	+ 23.6%	\$1,083,000	\$1,235,000	+ 14.0%
Percent of Original List Price Received*	101.2%	99.0%	- 2.2%	98.1%	101.2%	+ 3.2%
Days on Market Until Sale	27	18	- 33.3%	34	25	- 26.5%
Inventory of Homes for Sale	20	36	+ 80.0%	--	--	--
Months Supply of Inventory	1.6	3.0	+ 87.5%	--	--	--

\* 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

