

Local Market Update for May 2026

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

92024

Encinitas

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	48	25	- 47.9%	223	190	- 14.8%
Pending Sales	26	19	- 26.9%	118	148	+ 25.4%
Closed Sales	22	29	+ 31.8%	111	138	+ 24.3%
Median Sales Price*	\$2,133,500	\$2,699,000	+ 26.5%	\$2,067,000	\$2,457,500	+ 18.9%
Percent of Original List Price Received*	100.8%	97.0%	- 3.8%	98.4%	98.2%	- 0.2%
Days on Market Until Sale	21	52	+ 147.6%	30	36	+ 20.0%
Inventory of Homes for Sale	103	58	- 43.7%	—	—	—
Months Supply of Inventory	4.7	2.1	- 55.3%	—	—	—

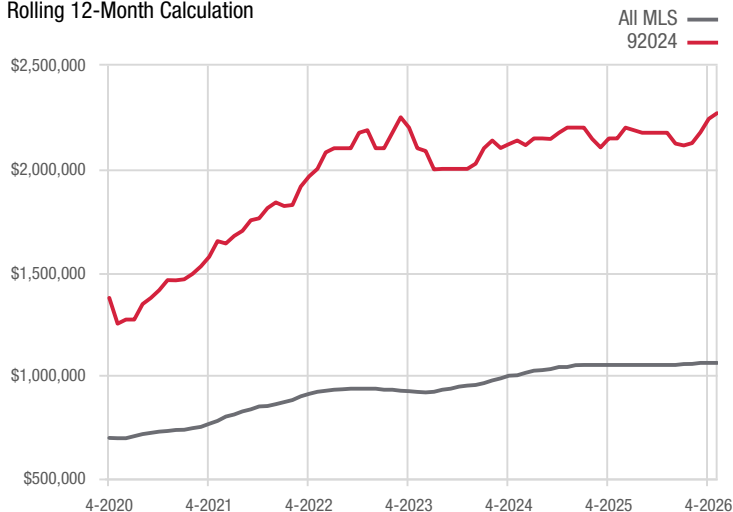
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	20	27	+ 35.0%	111	127	+ 14.4%
Pending Sales	11	16	+ 45.5%	53	81	+ 52.8%
Closed Sales	17	13	- 23.5%	54	72	+ 33.3%
Median Sales Price*	\$1,400,000	\$1,175,000	- 16.1%	\$1,325,000	\$1,133,350	- 14.5%
Percent of Original List Price Received*	98.8%	96.5%	- 2.3%	100.4%	97.9%	- 2.5%
Days on Market Until Sale	21	51	+ 142.9%	24	34	+ 41.7%
Inventory of Homes for Sale	44	42	- 4.5%	—	—	—
Months Supply of Inventory	3.8	2.9	- 23.7%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

