

Local Market Update for November 2024

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

92114

Encanto

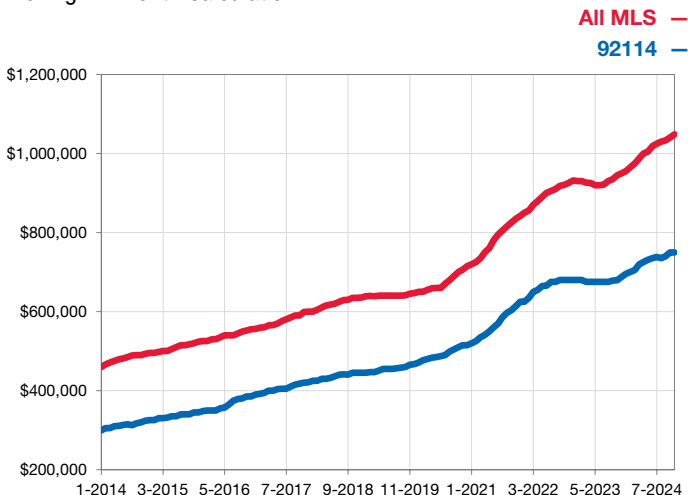
Single Family	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	30	24	- 20.0%	350	357	+ 2.0%
Pending Sales	16	17	+ 6.3%	289	259	- 10.4%
Closed Sales	18	20	+ 11.1%	288	260	- 9.7%
Median Sales Price*	\$724,280	\$768,500	+ 6.1%	\$694,500	\$751,750	+ 8.2%
Percent of Original List Price Received*	100.6%	101.4%	+ 0.8%	101.4%	100.8%	- 0.6%
Days on Market Until Sale	32	26	- 18.8%	26	25	- 3.8%
Inventory of Homes for Sale	35	41	+ 17.1%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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.

Townhouse-Condo	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	1	6	+ 500.0%	14	33	+ 135.7%
Pending Sales	1	1	0.0%	12	17	+ 41.7%
Closed Sales	0	2	--	11	16	+ 45.5%
Median Sales Price*	\$0	\$601,250	--	\$565,000	\$590,000	+ 4.4%
Percent of Original List Price Received*	0.0%	98.7%	--	95.9%	102.6%	+ 7.0%
Days on Market Until Sale	0	32	--	49	19	- 61.2%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--

* 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

