

# Local Market Update for April 2024

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

## 92114

Encanto

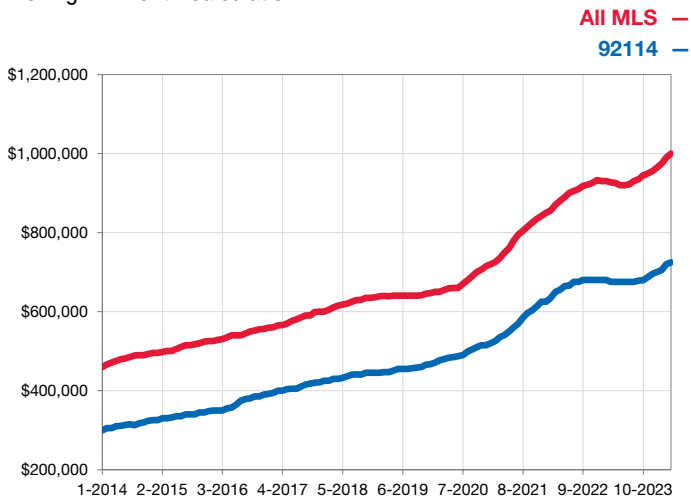
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	31	35	+ 12.9%	124	115	- 7.3%
Pending Sales	21	26	+ 23.8%	107	92	- 14.0%
Closed Sales	17	18	+ 5.9%	93	90	- 3.2%
Median Sales Price*	\$705,000	\$785,000	+ 11.3%	\$675,000	\$754,000	+ 11.7%
Percent of Original List Price Received*	102.3%	101.1%	- 1.2%	100.8%	100.3%	- 0.5%
Days on Market Until Sale	31	24	- 22.6%	27	23	- 14.8%
Inventory of Homes for Sale	34	36	+ 5.9%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 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	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	2	3	+ 50.0%	6	9	+ 50.0%
Pending Sales	0	1	--	6	7	+ 16.7%
Closed Sales	1	0	- 100.0%	4	6	+ 50.0%
Median Sales Price*	\$543,000	\$0	- 100.0%	\$566,000	\$650,000	+ 14.8%
Percent of Original List Price Received*	98.9%	0.0%	- 100.0%	94.2%	108.4%	+ 15.1%
Days on Market Until Sale	42	0	- 100.0%	73	25	- 65.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

\* 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

