

Local Market Update for June 2026

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

92114

Encanto

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	41	18	- 56.1%	245	173	- 29.4%
Pending Sales	23	16	- 30.4%	154	127	- 17.5%
Closed Sales	20	25	+ 25.0%	153	132	- 13.7%
Median Sales Price*	\$761,500	\$773,600	+ 1.6%	\$770,000	\$765,000	- 0.6%
Percent of Original List Price Received*	100.1%	100.8%	+ 0.7%	99.9%	101.1%	+ 1.2%
Days on Market Until Sale	29	19	- 34.5%	27	26	- 3.7%
Inventory of Homes for Sale	61	32	- 47.5%	—	—	—
Months Supply of Inventory	2.5	1.4	- 44.0%	—	—	—

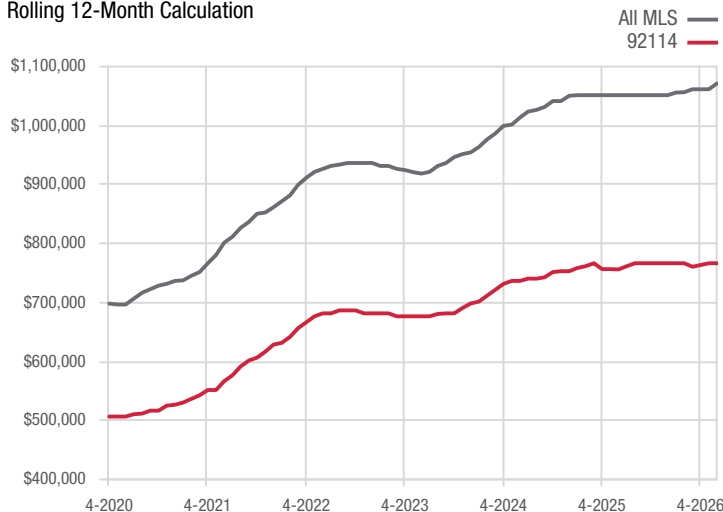
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	3	4	+ 33.3%	12	31	+ 158.3%
Pending Sales	2	3	+ 50.0%	8	8	0.0%
Closed Sales	0	1	—	6	5	- 16.7%
Median Sales Price*	—	\$850,000	—	\$637,500	\$689,900	+ 8.2%
Percent of Original List Price Received*	—	89.5%	—	99.1%	98.2%	- 0.9%
Days on Market Until Sale	—	38	—	69	39	- 43.5%
Inventory of Homes for Sale	2	10	+ 400.0%	—	—	—
Months Supply of Inventory	1.3	6.9	+ 430.8%	—	—	—

* 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

