

# Local Market Update for October 2021

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

## 92114

Encanto

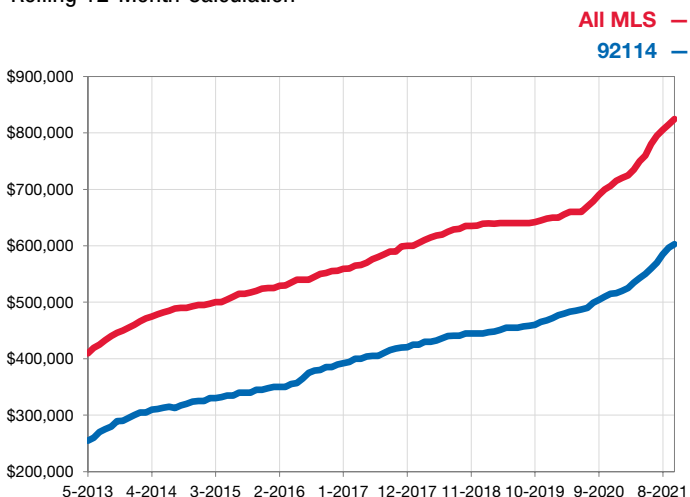
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	58	47	- 19.0%	423	490	+ 15.8%
Pending Sales	43	44	+ 2.3%	363	394	+ 8.5%
Closed Sales	29	36	+ 24.1%	337	366	+ 8.6%
Median Sales Price*	\$534,000	<b>\$642,500</b>	+ 20.3%	\$510,000	<b>\$615,000</b>	+ 20.6%
Percent of Original List Price Received*	102.8%	<b>101.9%</b>	- 0.9%	100.9%	<b>103.7%</b>	+ 2.8%
Days on Market Until Sale	22	17	- 22.7%	24	18	- 25.0%
Inventory of Homes for Sale	53	41	- 22.6%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

\* 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	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	4	1	- 75.0%	22	20	- 9.1%
Pending Sales	2	3	+ 50.0%	10	19	+ 90.0%
Closed Sales	0	1	--	10	18	+ 80.0%
Median Sales Price*	\$0	<b>\$575,000</b>	--	\$266,763	<b>\$480,500</b>	+ 80.1%
Percent of Original List Price Received*	0.0%	<b>100.9%</b>	--	97.4%	<b>103.0%</b>	+ 5.7%
Days on Market Until Sale	0	0	--	35	10	- 71.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

