

# Local Market Update for February 2025

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

## 92114

Encanto

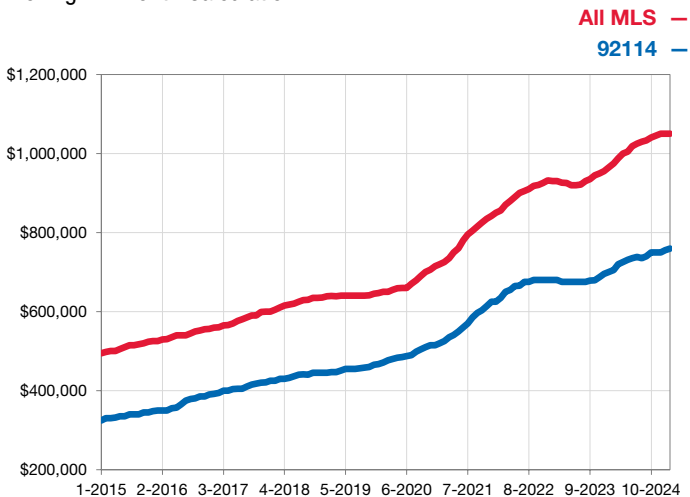
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	26	27	+ 3.8%	49	66	+ 34.7%
Pending Sales	17	23	+ 35.3%	45	44	- 2.2%
Closed Sales	22	17	- 22.7%	51	44	- 13.7%
Median Sales Price*	\$752,000	\$770,000	+ 2.4%	\$749,000	\$772,500	+ 3.1%
Percent of Original List Price Received*	99.8%	101.0%	+ 1.2%	99.7%	100.3%	+ 0.6%
Days on Market Until Sale	26	26	0.0%	22	29	+ 31.8%
Inventory of Homes for Sale	32	37	+ 15.6%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

\* 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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	5	4	- 20.0%
Pending Sales	4	2	- 50.0%	6	5	- 16.7%
Closed Sales	3	2	- 33.3%	3	3	0.0%
Median Sales Price*	\$600,000	\$832,500	+ 38.8%	\$600,000	\$790,000	+ 31.7%
Percent of Original List Price Received*	99.8%	105.8%	+ 6.0%	99.8%	104.3%	+ 4.5%
Days on Market Until Sale	28	78	+ 178.6%	28	65	+ 132.1%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	2.9	+ 480.0%	--	--	--

\* 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

