Local Market Update for February 2026

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

92024

Encinitas

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	40	**33**	- 17.5%	79	**70**	- 11.4%
Pending Sales	30	**25**	- 16.7%	45	**49**	+ 8.9%
Closed Sales	17	**24**	+ 41.2%	33	**36**	+ 9.1%
Median Sales Price*	$2,050,112	**$2,475,000**	+ 20.7%	$2,000,000	**$2,250,000**	+ 12.5%
Percent of Original List Price Received*	96.4%	**98.6%**	+ 2.3%	97.9%	**97.6%**	- 0.3%
Days on Market Until Sale	44	**27**	- 38.6%	39	**33**	- 15.4%
Inventory of Homes for Sale	60	**66**	+ 10.0%	—	—	—
Months Supply of Inventory	2.7	**2.6**	- 3.7%	—	—	—

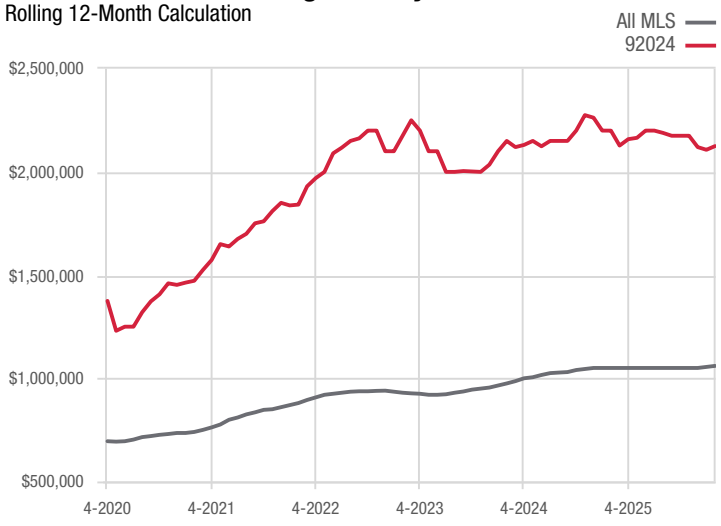
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	22	**20**	- 9.1%	39	**43**	+ 10.3%
Pending Sales	10	**21**	+ 110.0%	15	**34**	+ 126.7%
Closed Sales	5	**14**	+ 180.0%	15	**24**	+ 60.0%
Median Sales Price*	$880,000	**$1,112,500**	+ 26.4%	$1,100,000	**$1,110,000**	+ 0.9%
Percent of Original List Price Received*	101.3%	**96.4%**	- 4.8%	98.6%	**97.4%**	- 1.2%
Days on Market Until Sale	27	**53**	+ 96.3%	34	**39**	+ 14.7%
Inventory of Homes for Sale	24	**23**	- 4.2%	—	—	—
Months Supply of Inventory	2.0	**1.7**	- 15.0%	—	—	—

* 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.

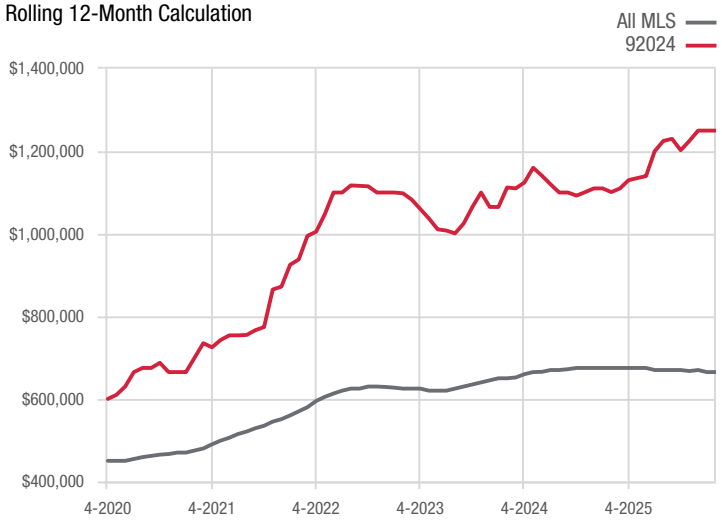
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.