Local Market Update for February 2026

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

92114

Encanto

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	29	**27**	- 6.9%	74	**58**	- 21.6%
Pending Sales	21	**22**	+ 4.8%	43	**41**	- 4.7%
Closed Sales	18	**17**	- 5.6%	45	**40**	- 11.1%
Median Sales Price*	$777,500	**$777,000**	- 0.1%	$772,500	**$777,250**	+ 0.6%
Percent of Original List Price Received*	101.2%	**101.4%**	+ 0.2%	100.4%	**100.9%**	+ 0.5%
Days on Market Until Sale	29	**32**	+ 10.3%	30	**26**	- 13.3%
Inventory of Homes for Sale	49	**34**	- 30.6%	—	—	—
Months Supply of Inventory	2.1	**1.4**	- 33.3%	—	—	—

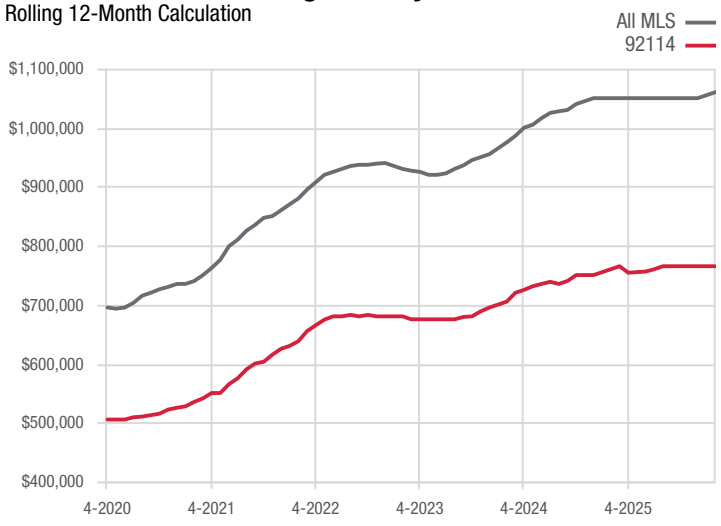
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	2	**5**	+ 150.0%	4	**11**	+ 175.0%
Pending Sales	2	**1**	- 50.0%	5	**2**	- 60.0%
Closed Sales	2	**0**	- 100.0%	3	**1**	- 66.7%
Median Sales Price*	$832,500	—	—	$790,000	**$562,500**	- 28.8%
Percent of Original List Price Received*	105.8%	—	—	104.3%	**100.4%**	- 3.7%
Days on Market Until Sale	78	—	—	65	**42**	- 35.4%
Inventory of Homes for Sale	5	**9**	+ 80.0%	—	—	—
Months Supply of Inventory	2.9	**7.2**	+ 148.3%	—	—	—

* 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.

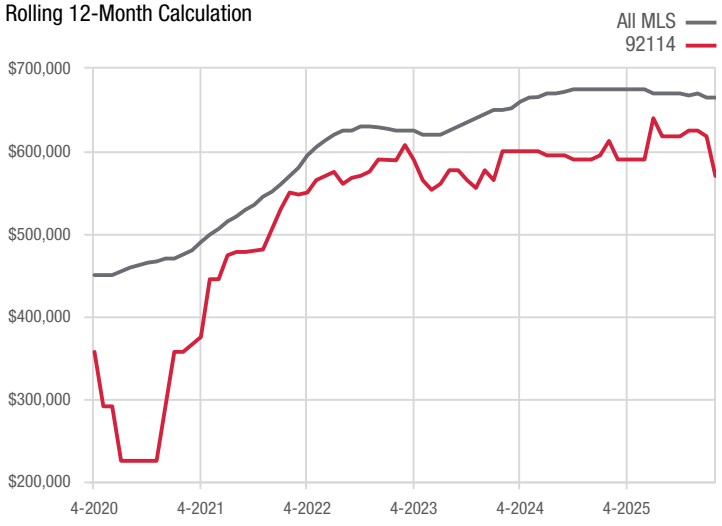
Median Sales Price - Single Family

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.