# Local Market Update for April 2026

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

# 92114

## Encanto

| Detached | April | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 4-2025** | **Thru 4-2026** | **% Change** |
| New Listings | 45 | **35** | - 22.2% | 170 | **126** | - 25.9% |
| Pending Sales | 35 | **30** | - 14.3% | 110 | **93** | - 15.5% |
| Closed Sales | 42 | **28** | - 33.3% | 104 | **91** | - 12.5% |
| Median Sales Price* | $750,000 | **$765,000** | + 2.0% | $771,250 | **$755,000** | - 2.1% |
| Percent of Original List Price Received* | 98.8% | **102.5%** | + 3.7% | 99.5% | **101.0%** | + 1.5% |
| Days on Market Until Sale | 27 | **26** | - 3.7% | 29 | **28** | - 3.4% |
| Inventory of Homes for Sale | 61 | **39** | - 36.1% | — | — | — |
| Months Supply of Inventory | 2.4 | **1.6** | - 33.3% | — | — | — |

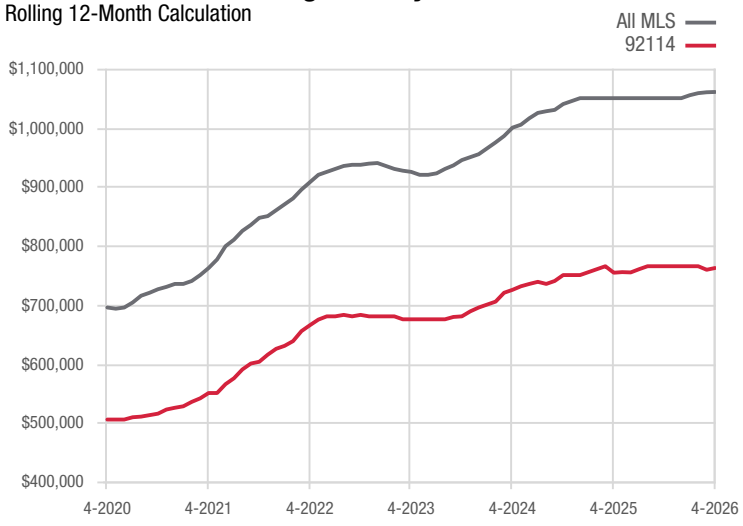
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | April | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 4-2025** | **Thru 4-2026** | **% Change** |
| New Listings | 3 | **7** | + 133.3% | 7 | **21** | + 200.0% |
| Pending Sales | 0 | **2** | — | 5 | **4** | - 20.0% |
| Closed Sales | 1 | **1** | 0.0% | 6 | **3** | - 50.0% |
| Median Sales Price* | $370,000 | **$689,900** | + 86.5% | $637,500 | **$562,500** | - 11.8% |
| Percent of Original List Price Received* | 89.2% | **100.0%** | + 12.1% | 99.1% | **100.1%** | + 1.0% |
| Days on Market Until Sale | 109 | **14** | - 87.2% | 69 | **19** | - 72.5% |
| Inventory of Homes for Sale | 7 | **11** | + 57.1% | — | — | — |
| Months Supply of Inventory | 3.9 | **8.3** | + 112.8% | — | — | — |

* 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.

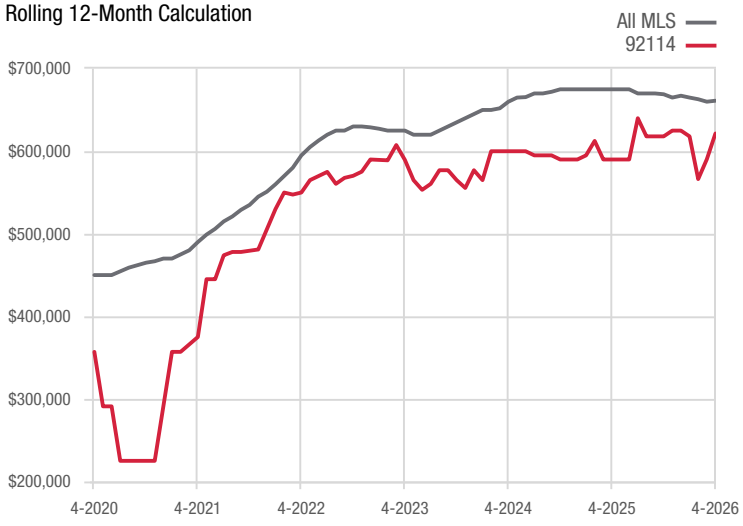
## Median Sales Price - Single Family

Rolling 12-Month Calculation




## Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




SAN DIEGO | MLS

Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.