Local Market Update for June 2026

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

92024

Encinitas

Detached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	47	**37**	- 21.3%	270	**235**	- 13.0%
Pending Sales	24	**28**	+ 16.7%	142	**176**	+ 23.9%
Closed Sales	23	**25**	+ 8.7%	134	**163**	+ 21.6%
Median Sales Price*	$2,665,000	**$2,350,000**	- 11.8%	$2,187,500	**$2,450,000**	+ 12.0%
Percent of Original List Price Received*	92.6%	**99.2%**	+ 7.1%	97.4%	**98.3%**	+ 0.9%
Days on Market Until Sale	64	**45**	- 29.7%	36	**38**	+ 5.6%
Inventory of Homes for Sale	105	**63**	- 40.0%	—	—	—
Months Supply of Inventory	4.7	**2.3**	- 51.1%	—	—	—

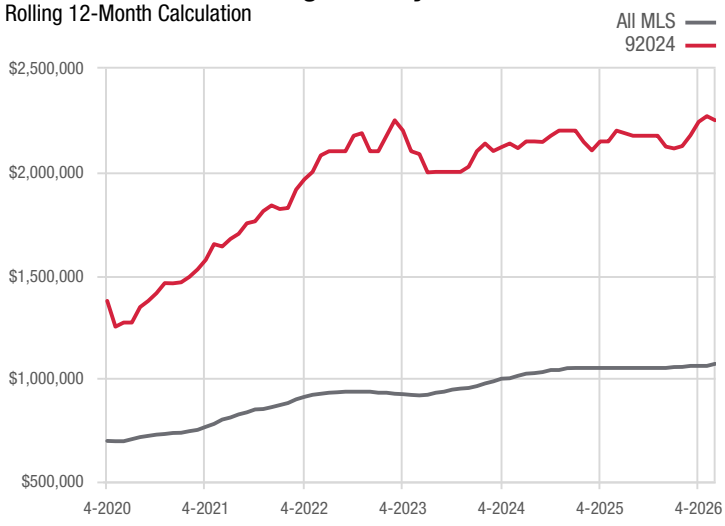
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	21	**21**	0.0%	132	**148**	+ 12.1%
Pending Sales	12	**11**	- 8.3%	65	**93**	+ 43.1%
Closed Sales	13	**18**	+ 38.5%	67	**90**	+ 34.3%
Median Sales Price*	$1,125,000	**$1,476,250**	+ 31.2%	$1,250,000	**$1,280,000**	+ 2.4%
Percent of Original List Price Received*	95.0%	**97.9%**	+ 3.1%	99.4%	**97.9%**	- 1.5%
Days on Market Until Sale	36	**29**	- 19.4%	26	**33**	+ 26.9%
Inventory of Homes for Sale	41	**44**	+ 7.3%	—	—	—
Months Supply of Inventory	3.5	**3.1**	- 11.4%	—	—	—

* 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.

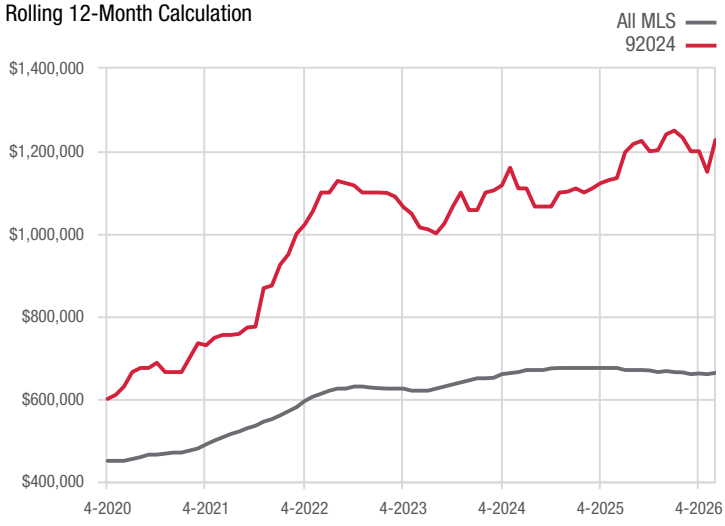
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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