Local Market Update for July 2026

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

92024

Encinitas

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	53	**32**	- 39.6%	323	**272**	- 15.8%
Pending Sales	49	**25**	- 49.0%	191	**201**	+ 5.2%
Closed Sales	31	**30**	- 3.2%	165	**194**	+ 17.6%
Median Sales Price*	$1,887,500	**$2,183,750**	+ 15.7%	$2,128,500	**$2,400,000**	+ 12.8%
Percent of Original List Price Received*	96.3%	**100.7%**	+ 4.6%	97.2%	**98.7%**	+ 1.5%
Days on Market Until Sale	51	**23**	- 54.9%	39	**36**	- 7.7%
Inventory of Homes for Sale	88	**65**	- 26.1%	—	—	—
Months Supply of Inventory	3.7	**2.5**	- 32.4%	—	—	—

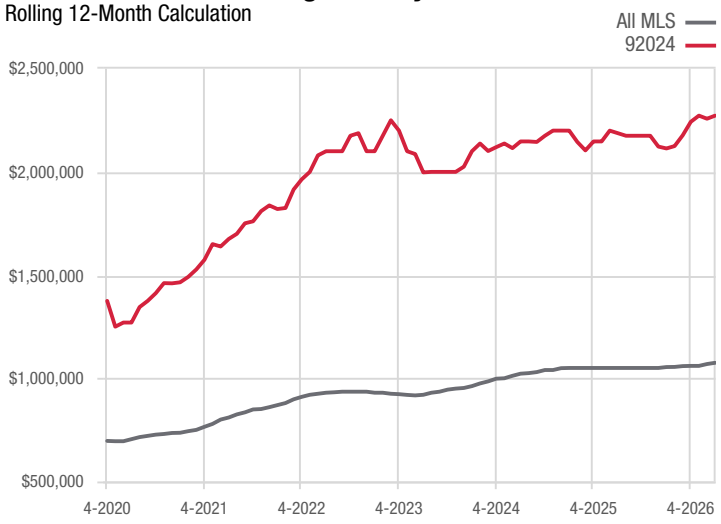
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	22	**26**	+ 18.2%	154	**177**	+ 14.9%
Pending Sales	10	**14**	+ 40.0%	75	**106**	+ 41.3%
Closed Sales	7	**9**	+ 28.6%	74	**99**	+ 33.8%
Median Sales Price*	$1,350,000	**$1,317,000**	- 2.4%	$1,252,500	**$1,285,000**	+ 2.6%
Percent of Original List Price Received*	98.4%	**94.2%**	- 4.3%	99.3%	**97.5%**	- 1.8%
Days on Market Until Sale	26	**23**	- 11.5%	26	**32**	+ 23.1%
Inventory of Homes for Sale	41	**50**	+ 22.0%	—	—	—
Months Supply of Inventory	3.7	**3.4**	- 8.1%	—	—	—

* 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.

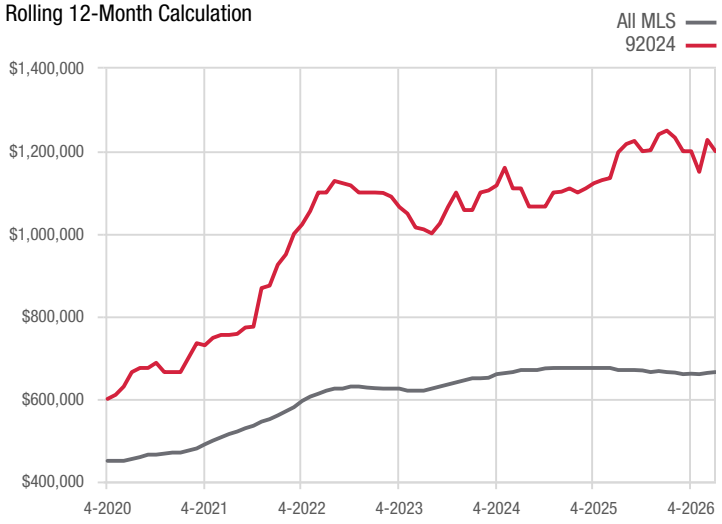
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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