Local Market Update for July 2026

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

92114

Encanto

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	32	**30**	- 6.3%	277	**208**	- 24.9%
Pending Sales	29	**14**	- 51.7%	183	**138**	- 24.6%
Closed Sales	25	**10**	- 60.0%	178	**144**	- 19.1%
Median Sales Price*	$764,500	**$782,500**	+ 2.4%	$770,000	**$765,000**	- 0.6%
Percent of Original List Price Received*	100.4%	**103.6%**	+ 3.2%	100.0%	**101.3%**	+ 1.3%
Days on Market Until Sale	25	**60**	+ 140.0%	27	**28**	+ 3.7%
Inventory of Homes for Sale	54	**45**	- 16.7%	—	**—**	—
Months Supply of Inventory	2.2	**2.1**	- 4.5%	—	**—**	—

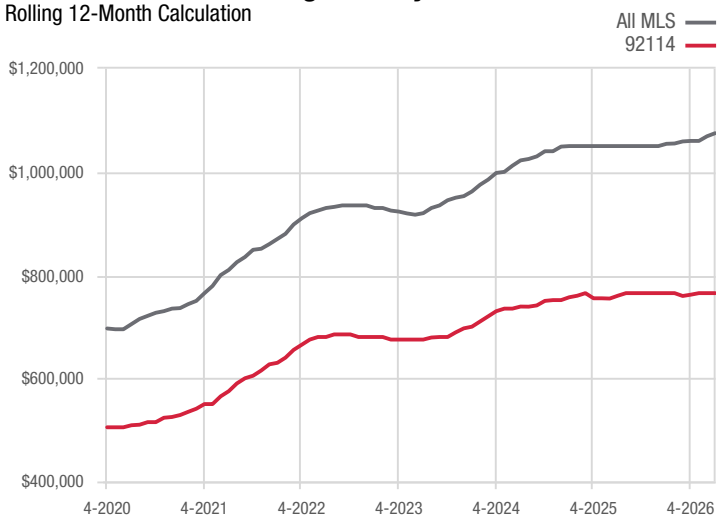
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	3	**3**	0.0%	15	**34**	+ 126.7%
Pending Sales	2	**4**	+ 100.0%	10	**10**	0.0%
Closed Sales	3	**3**	0.0%	9	**8**	- 11.1%
Median Sales Price*	$689,900	**$669,500**	- 3.0%	$689,900	**$689,900**	0.0%
Percent of Original List Price Received*	95.7%	**99.1%**	+ 3.6%	98.0%	**98.5%**	+ 0.5%
Days on Market Until Sale	17	**76**	+ 347.1%	52	**53**	+ 1.9%
Inventory of Homes for Sale	3	**10**	+ 233.3%	—	**—**	—
Months Supply of Inventory	1.8	**6.9**	+ 283.3%	—	**—**	—

* 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.

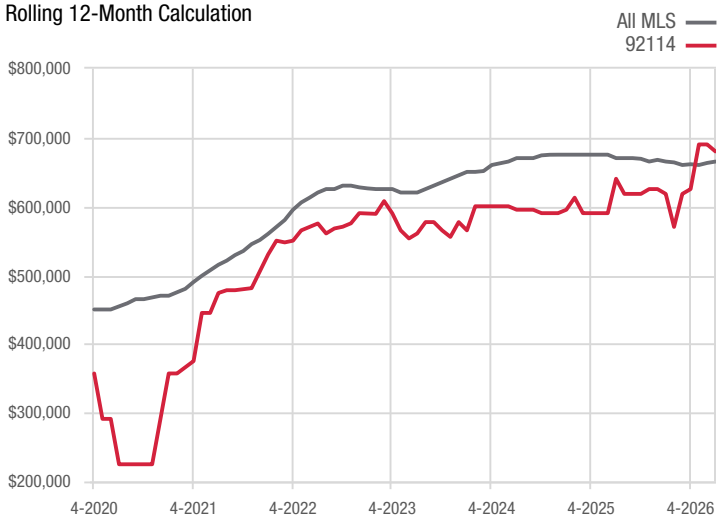
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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