Local Market Update for August 2026

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

92024

Encinitas

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	47	**37**	- 21.3%	366	**317**	- 13.4%
Pending Sales	23	**22**	- 4.3%	214	**224**	+ 4.7%
Closed Sales	36	**18**	- 50.0%	201	**212**	+ 5.5%
Median Sales Price*	$2,137,500	**$2,537,500**	+ 18.7%	$2,128,500	**$2,400,000**	+ 12.8%
Percent of Original List Price Received*	95.4%	**94.5%**	- 0.9%	96.9%	**98.3%**	+ 1.4%
Days on Market Until Sale	43	**59**	+ 37.2%	39	**38**	- 2.6%
Inventory of Homes for Sale	88	**62**	- 29.5%	—	—	—
Months Supply of Inventory	3.7	**2.4**	- 35.1%	—	—	—

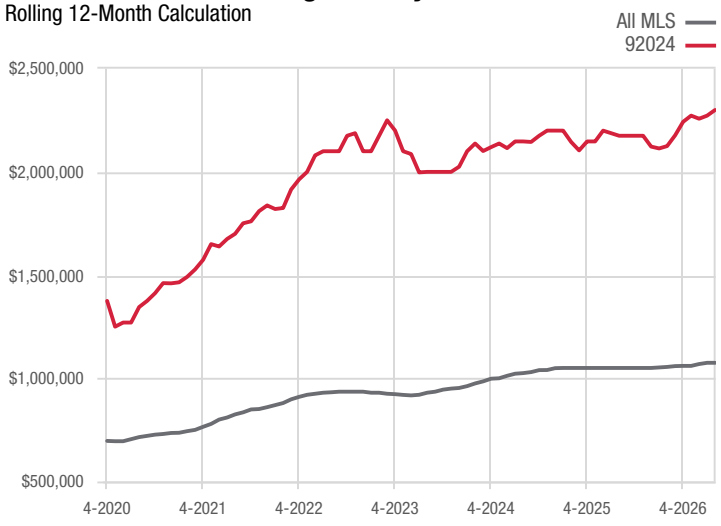
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	25	**23**	- 8.0%	177	**201**	+ 13.6%
Pending Sales	18	**12**	- 33.3%	93	**118**	+ 26.9%
Closed Sales	10	**17**	+ 70.0%	84	**117**	+ 39.3%
Median Sales Price*	$1,107,500	**$1,150,000**	+ 3.8%	$1,250,000	**$1,199,000**	- 4.1%
Percent of Original List Price Received*	96.8%	**96.7%**	- 0.1%	99.0%	**97.4%**	- 1.6%
Days on Market Until Sale	32	**38**	+ 18.8%	27	**33**	+ 22.2%
Inventory of Homes for Sale	38	**49**	+ 28.9%	—	—	—
Months Supply of Inventory	3.4	**3.5**	+ 2.9%	—	—	—

* 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.

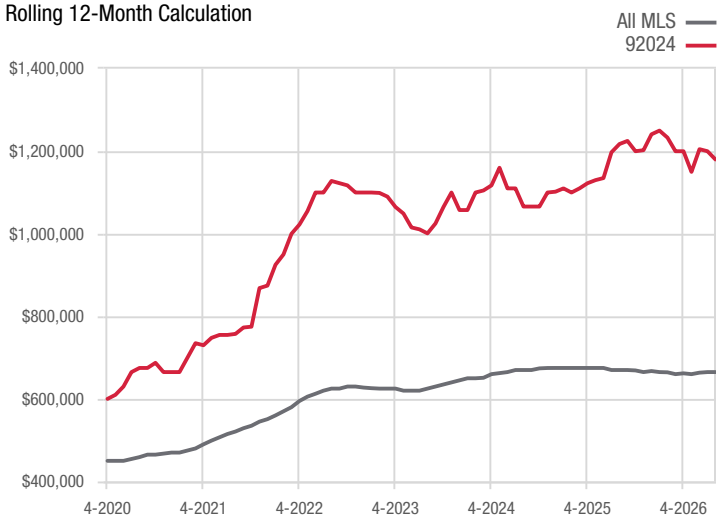
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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