# Local Market Update for August 2026

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

# 92114

## Encanto

| Detached | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 35 | **46** | + 31.4% | 310 | **259** | - 16.5% |
| Pending Sales | 26 | **23** | - 11.5% | 209 | **161** | - 23.0% |
| Closed Sales | 30 | **13** | - 56.7% | 208 | **159** | - 23.6% |
| Median Sales Price* | $772,500 | **$775,000** | + 0.3% | $770,000 | **$765,000** | - 0.6% |
| Percent of Original List Price Received* | 98.4% | **102.2%** | + 3.9% | 99.7% | **101.5%** | + 1.8% |
| Days on Market Until Sale | 33 | **37** | + 12.1% | 28 | **29** | + 3.6% |
| Inventory of Homes for Sale | 46 | **50** | + 8.7% | — | — | — |
| Months Supply of Inventory | 1.9 | **2.4** | + 26.3% | — | — | — |

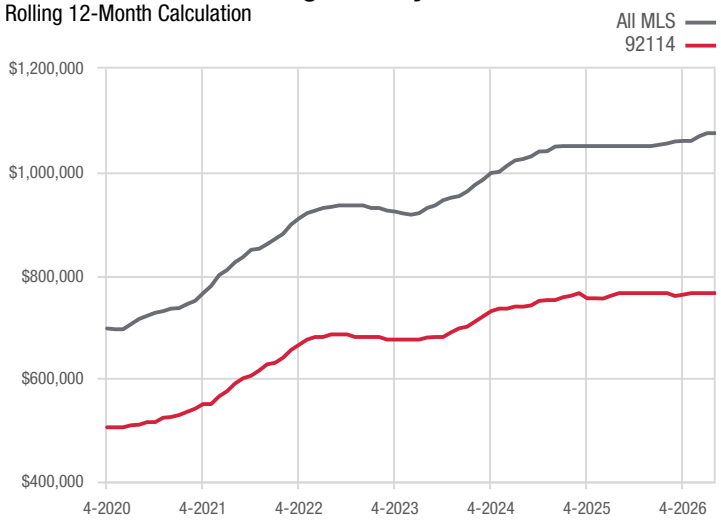
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 3 | **2** | - 33.3% | 18 | **32** | + 77.8% |
| Pending Sales | 1 | **1** | 0.0% | 11 | **10** | - 9.1% |
| Closed Sales | 2 | **2** | 0.0% | 11 | **10** | - 9.1% |
| Median Sales Price* | $481,500 | **$615,000** | + 27.7% | $625,000 | **$689,900** | + 10.4% |
| Percent of Original List Price Received* | 97.3% | **85.2%** | - 12.4% | 97.9% | **95.9%** | - 2.0% |
| Days on Market Until Sale | 58 | **18** | - 69.0% | 53 | **46** | - 13.2% |
| Inventory of Homes for Sale | 4 | **4** | 0.0% | — | — | — |
| Months Supply of Inventory | 2.5 | **3.0** | + 20.0% | — | — | — |

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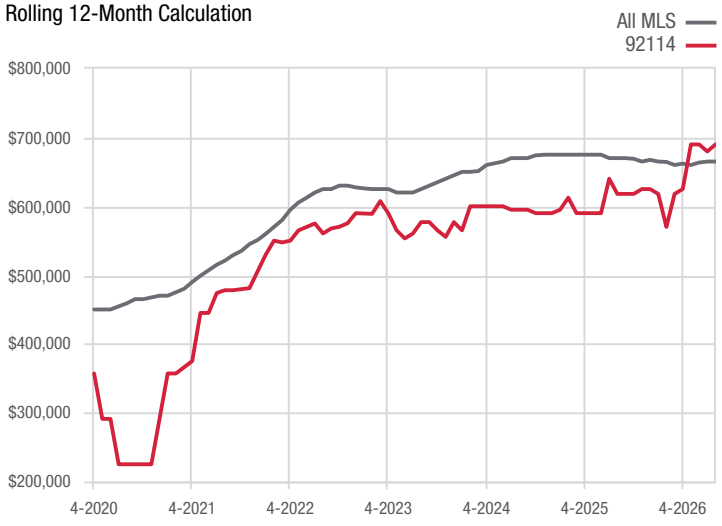
## Median Sales Price - Single Family

Rolling 12-Month Calculation




## Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




SAN DIEGO | MLS

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.