

Local Market Update for September 2026

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

92024

Encinitas

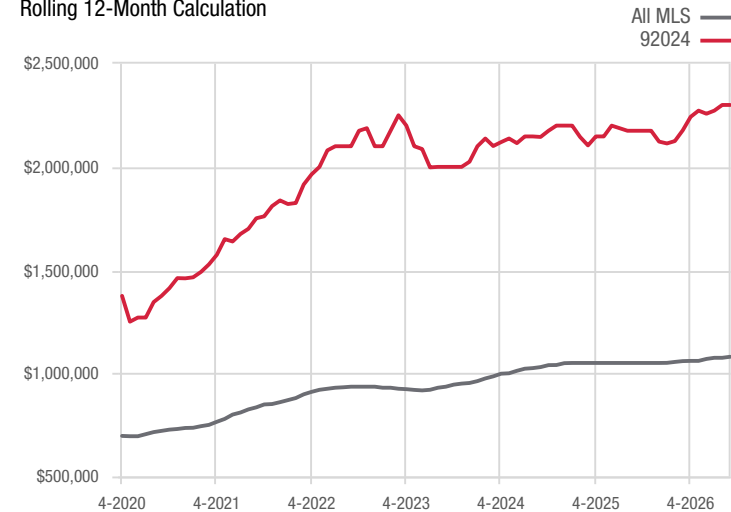
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	28	39	+ 39.3%	393	346	- 12.0%
Pending Sales	26	18	- 30.8%	240	245	+ 2.1%
Closed Sales	29	21	- 27.6%	230	234	+ 1.7%
Median Sales Price*	\$2,179,057	\$2,300,000	+ 5.6%	\$2,150,000	\$2,400,000	+ 11.6%
Percent of Original List Price Received*	96.1%	94.1%	- 2.1%	96.8%	97.9%	+ 1.1%
Days on Market Until Sale	44	31	- 29.5%	40	37	- 7.5%
Inventory of Homes for Sale	77	65	- 15.6%	—	—	—
Months Supply of Inventory	3.2	2.6	- 18.8%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	20	32	+ 60.0%	199	230	+ 15.6%
Pending Sales	13	10	- 23.1%	106	132	+ 24.5%
Closed Sales	19	13	- 31.6%	103	132	+ 28.2%
Median Sales Price*	\$1,312,500	\$1,260,000	- 4.0%	\$1,250,000	\$1,199,500	- 4.0%
Percent of Original List Price Received*	97.0%	99.3%	+ 2.4%	98.6%	97.6%	- 1.0%
Days on Market Until Sale	38	19	- 50.0%	29	31	+ 6.9%
Inventory of Homes for Sale	42	54	+ 28.6%	—	—	—
Months Supply of Inventory	3.7	3.8	+ 2.7%	—	—	—

* 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

