

Local Market Update for September 2026

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

92114

Encanto

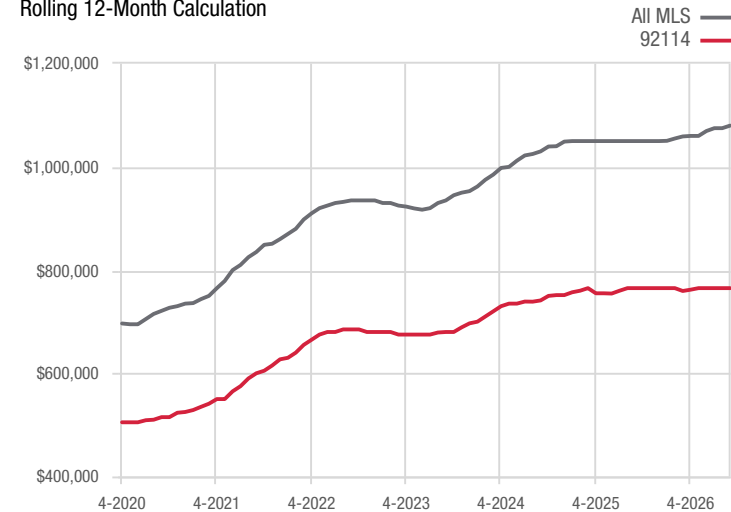
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	31	33	+ 6.5%	341	286	- 16.1%
Pending Sales	20	21	+ 5.0%	229	179	- 21.8%
Closed Sales	22	16	- 27.3%	230	175	- 23.9%
Median Sales Price*	\$727,500	\$730,000	+ 0.3%	\$765,000	\$765,000	0.0%
Percent of Original List Price Received*	99.1%	100.5%	+ 1.4%	99.7%	101.4%	+ 1.7%
Days on Market Until Sale	22	36	+ 63.6%	27	29	+ 7.4%
Inventory of Homes for Sale	46	53	+ 15.2%	—	—	—
Months Supply of Inventory	1.9	2.5	+ 31.6%	—	—	—

* 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	0	3	—	18	35	+ 94.4%
Pending Sales	0	0	0.0%	11	10	- 9.1%
Closed Sales	0	1	—	11	11	0.0%
Median Sales Price*	—	\$628,000	—	\$625,000	\$689,900	+ 10.4%
Percent of Original List Price Received*	—	125.6%	—	97.9%	98.6%	+ 0.7%
Days on Market Until Sale	—	12	—	53	43	- 18.9%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	2.4	3.8	+ 58.3%	—	—	—

* 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

