Local Market Update for October 2026

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

92024

Encinitas

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	54	**26**	- 51.9%	447	**370**	- 17.2%
Pending Sales	24	**15**	- 37.5%	264	**259**	- 1.9%
Closed Sales	27	**18**	- 33.3%	257	**250**	- 2.7%
Median Sales Price*	$2,250,000	**$2,425,000**	+ 7.8%	$2,163,500	**$2,410,000**	+ 11.4%
Percent of Original List Price Received*	98.3%	**97.3%**	- 1.0%	96.9%	**98.0%**	+ 1.1%
Days on Market Until Sale	35	**42**	+ 20.0%	39	**37**	- 5.1%
Inventory of Homes for Sale	88	**61**	- 30.7%	—	**—**	—
Months Supply of Inventory	3.6	**2.5**	- 30.6%	—	**—**	—

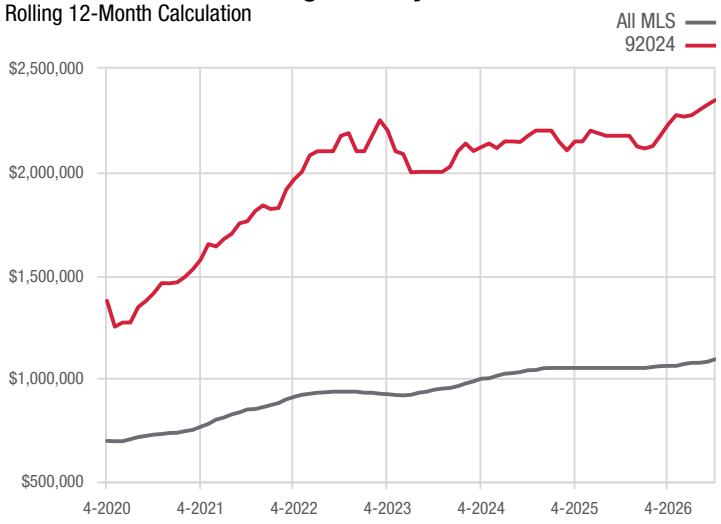
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	20	**22**	+ 10.0%	219	**252**	+ 15.1%
Pending Sales	18	**16**	- 11.1%	124	**150**	+ 21.0%
Closed Sales	11	**14**	+ 27.3%	114	**146**	+ 28.1%
Median Sales Price*	$880,000	**$1,210,000**	+ 37.5%	$1,235,000	**$1,199,500**	- 2.9%
Percent of Original List Price Received*	90.0%	**93.3%**	+ 3.7%	97.8%	**97.2%**	- 0.6%
Days on Market Until Sale	50	**67**	+ 34.0%	31	**35**	+ 12.9%
Inventory of Homes for Sale	37	**44**	+ 18.9%	—	**—**	—
Months Supply of Inventory	3.1	**3.1**	0.0%	—	**—**	—

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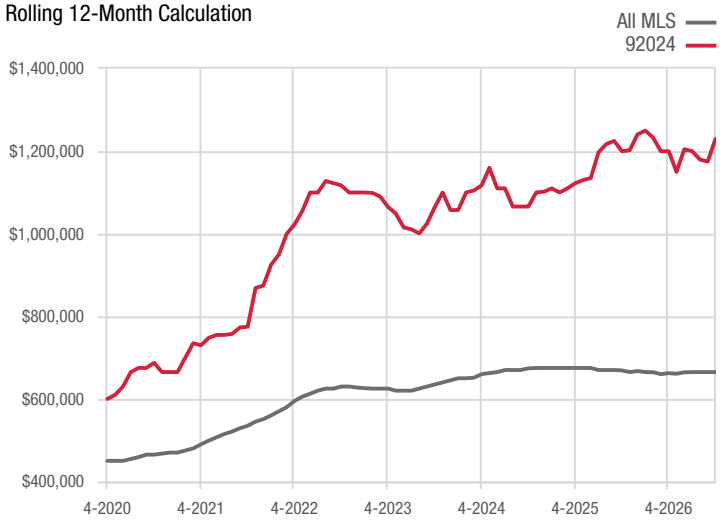
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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