Local Market Update for October 2026

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

92114

Encanto

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	40	**28**	- 30.0%	381	**314**	- 17.6%
Pending Sales	28	**14**	- 50.0%	257	**192**	- 25.3%
Closed Sales	26	**17**	- 34.6%	256	**193**	- 24.6%
Median Sales Price*	$757,500	**$765,000**	+ 1.0%	$765,000	**$765,000**	0.0%
Percent of Original List Price Received*	99.0%	**101.3%**	+ 2.3%	99.6%	**101.3%**	+ 1.7%
Days on Market Until Sale	40	**20**	- 50.0%	29	**29**	0.0%
Inventory of Homes for Sale	45	**60**	+ 33.3%	—	**—**	—
Months Supply of Inventory	1.8	**3.0**	+ 66.7%	—	**—**	—

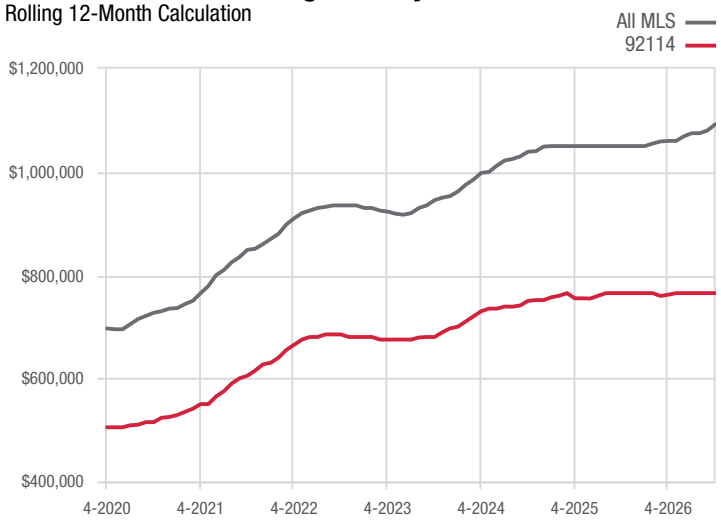
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	1	**6**	+ 500.0%	19	**39**	+ 105.3%
Pending Sales	0	**1**	—	11	**11**	0.0%
Closed Sales	1	**0**	- 100.0%	12	**11**	- 8.3%
Median Sales Price*	$545,000	**—**	—	$621,500	**$689,900**	+ 11.0%
Percent of Original List Price Received*	95.8%	**—**	—	97.7%	**98.6%**	+ 0.9%
Days on Market Until Sale	40	**—**	—	52	**43**	- 17.3%
Inventory of Homes for Sale	4	**8**	+ 100.0%	—	**—**	—
Months Supply of Inventory	2.5	**6.2**	+ 148.0%	—	**—**	—

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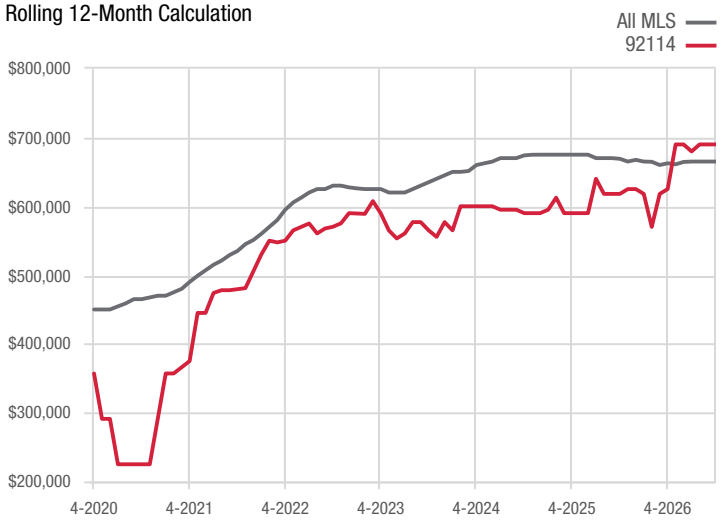
Median Sales Price - Single Family

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.