

Local Market Update for April 2026

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

92024

Encinitas

| Detached | April | | | Year to Date | | |
|--|-------------|--------------------|----------|--------------|--------------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| New Listings | 50 | 37 | - 26.0% | 178 | 164 | - 7.9% |
| Pending Sales | 21 | 32 | + 52.4% | 93 | 124 | + 33.3% |
| Closed Sales | 25 | 45 | + 80.0% | 90 | 111 | + 23.3% |
| Median Sales Price* | \$2,450,000 | \$2,485,000 | + 1.4% | \$2,100,056 | \$2,420,000 | + 15.2% |
| Percent of Original List Price Received* | 98.3% | 98.7% | + 0.4% | 97.8% | 98.6% | + 0.8% |
| Days on Market Until Sale | 24 | 31 | + 29.2% | 32 | 32 | 0.0% |
| Inventory of Homes for Sale | 91 | 70 | - 23.1% | — | — | — |
| Months Supply of Inventory | 4.1 | 2.5 | - 39.0% | — | — | — |

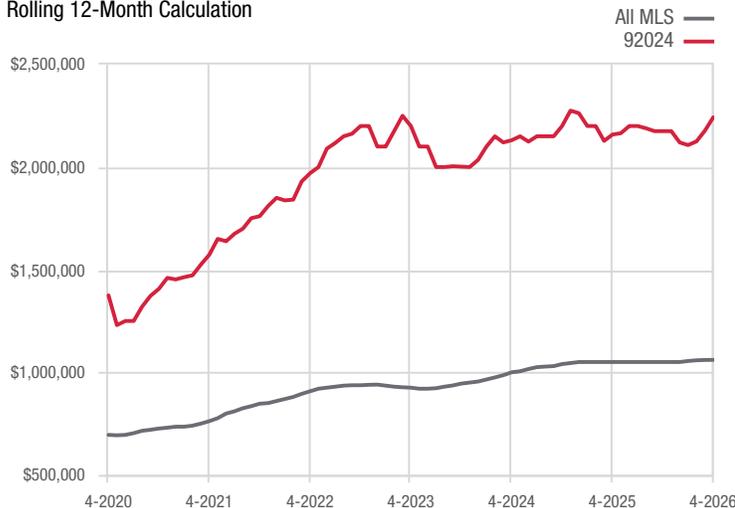
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | April | | | Year to Date | | |
|--|-------------|--------------------|----------|--------------|--------------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| New Listings | 24 | 18 | - 25.0% | 92 | 97 | + 5.4% |
| Pending Sales | 17 | 15 | - 11.8% | 42 | 65 | + 54.8% |
| Closed Sales | 14 | 15 | + 7.1% | 37 | 59 | + 59.5% |
| Median Sales Price* | \$1,360,000 | \$1,349,000 | - 0.8% | \$1,235,000 | \$1,125,000 | - 8.9% |
| Percent of Original List Price Received* | 99.0% | 97.8% | - 1.2% | 101.2% | 98.2% | - 3.0% |
| Days on Market Until Sale | 18 | 21 | + 16.7% | 25 | 30 | + 20.0% |
| Inventory of Homes for Sale | 39 | 37 | - 5.1% | — | — | — |
| 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

