

# Local Market Update for March 2026

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

## 92024

Encinitas

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	49	<b>45</b>	- 8.2%	128	<b>119</b>	- 7.0%
Pending Sales	27	<b>40</b>	+ 48.1%	72	<b>93</b>	+ 29.2%
Closed Sales	32	<b>30</b>	- 6.3%	65	<b>66</b>	+ 1.5%
Median Sales Price*	\$2,001,000	<b>\$2,437,500</b>	+ 21.8%	\$2,000,000	<b>\$2,410,000</b>	+ 20.5%
Percent of Original List Price Received*	97.3%	<b>99.7%</b>	+ 2.5%	97.6%	<b>98.5%</b>	+ 0.9%
Days on Market Until Sale	30	<b>31</b>	+ 3.3%	35	<b>32</b>	- 8.6%
Inventory of Homes for Sale	76	<b>62</b>	- 18.4%	—	—	—
Months Supply of Inventory	3.4	<b>2.3</b>	- 32.4%	—	—	—

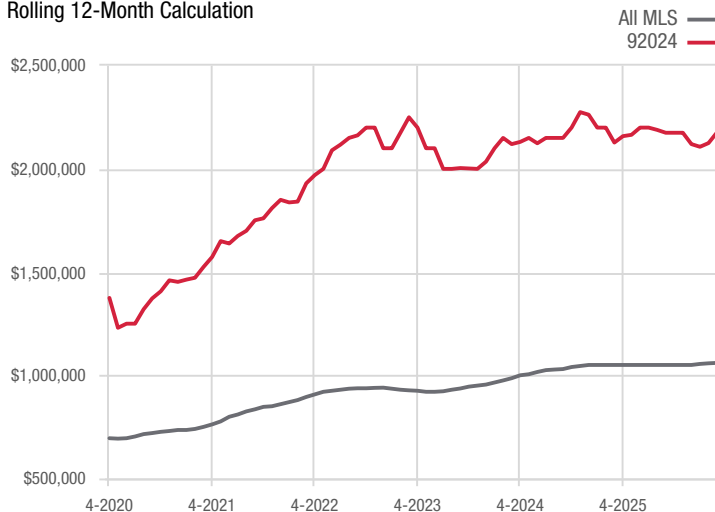
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	29	<b>27</b>	- 6.9%	68	<b>74</b>	+ 8.8%
Pending Sales	10	<b>13</b>	+ 30.0%	25	<b>47</b>	+ 88.0%
Closed Sales	8	<b>18</b>	+ 125.0%	23	<b>44</b>	+ 91.3%
Median Sales Price*	\$1,390,000	<b>\$1,092,500</b>	- 21.4%	\$1,144,500	<b>\$1,100,000</b>	- 3.9%
Percent of Original List Price Received*	109.9%	<b>99.4%</b>	- 9.6%	102.5%	<b>98.3%</b>	- 4.1%
Days on Market Until Sale	19	<b>27</b>	+ 42.1%	29	<b>34</b>	+ 17.2%
Inventory of Homes for Sale	39	<b>37</b>	- 5.1%	—	—	—
Months Supply of Inventory	3.3	<b>2.7</b>	- 18.2%	—	—	—

\* 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

