

Local Market Update for September 2025

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

92114

Encanto

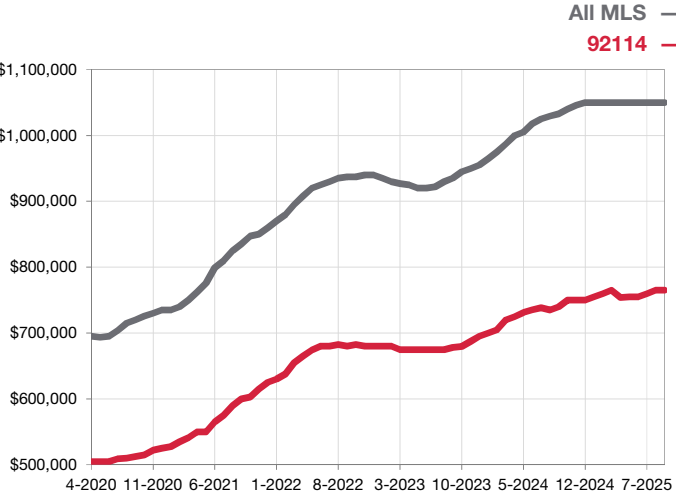
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	32	32	0.0%	238	343	+ 44.1%
Pending Sales	23	19	- 17.4%	222	227	+ 2.3%
Closed Sales	28	22	- 21.4%	222	228	+ 2.7%
Median Sales Price*	\$753,500	\$727,500	- 3.5%	\$750,000	\$765,000	+ 2.0%
Percent of Original List Price Received*	100.7%	99.1%	- 1.6%	100.7%	99.7%	- 1.0%
Days on Market Until Sale	26	22	- 15.4%	24	27	+ 12.5%
Inventory of Homes for Sale	36	48	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

* 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.

Attached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	3	0	- 100.0%	17	19	+ 11.8%
Pending Sales	1	0	- 100.0%	14	11	- 21.4%
Closed Sales	0	0	--	13	11	- 15.4%
Median Sales Price*	\$0	\$0	--	\$590,000	\$625,000	+ 5.9%
Percent of Original List Price Received*	0.0%	0.0%	--	103.6%	97.9%	- 5.5%
Days on Market Until Sale	0	0	--	17	53	+ 211.8%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	3.0	+ 172.7%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

