

# Local Market Update for August 2024

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

## 92114

Encanto

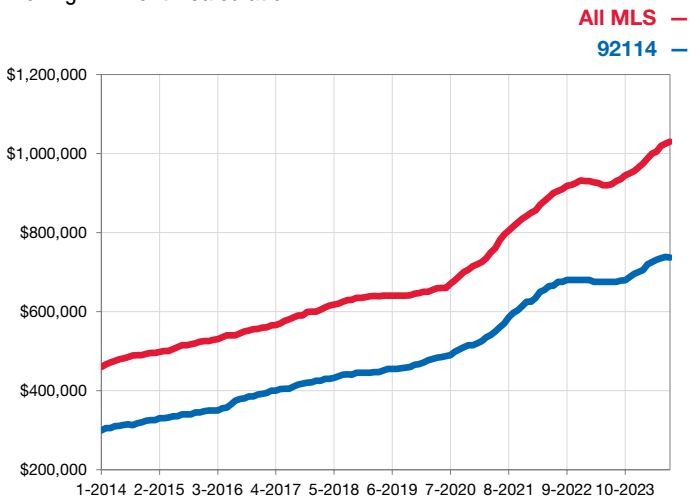
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	38	34	- 10.5%	266	261	- 1.9%
Pending Sales	31	39	+ 25.8%	229	206	- 10.0%
Closed Sales	34	27	- 20.6%	219	193	- 11.9%
Median Sales Price*	\$733,000	\$720,000	- 1.8%	\$697,000	\$750,000	+ 7.6%
Percent of Original List Price Received*	102.9%	100.6%	- 2.2%	101.9%	100.7%	- 1.2%
Days on Market Until Sale	18	12	- 33.3%	26	23	- 11.5%
Inventory of Homes for Sale	34	33	- 2.9%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

\* 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.

Townhouse-Condo	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	1	3	+ 200.0%	11	19	+ 72.7%
Pending Sales	1	0	- 100.0%	10	13	+ 30.0%
Closed Sales	1	1	0.0%	9	13	+ 44.4%
Median Sales Price*	\$600,000	\$705,000	+ 17.5%	\$565,000	\$590,000	+ 4.4%
Percent of Original List Price Received*	66.7%	102.9%	+ 54.3%	96.3%	103.6%	+ 7.6%
Days on Market Until Sale	110	0	- 100.0%	51	17	- 66.7%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

