

Local Market Update for May 2025

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

92114

Encanto

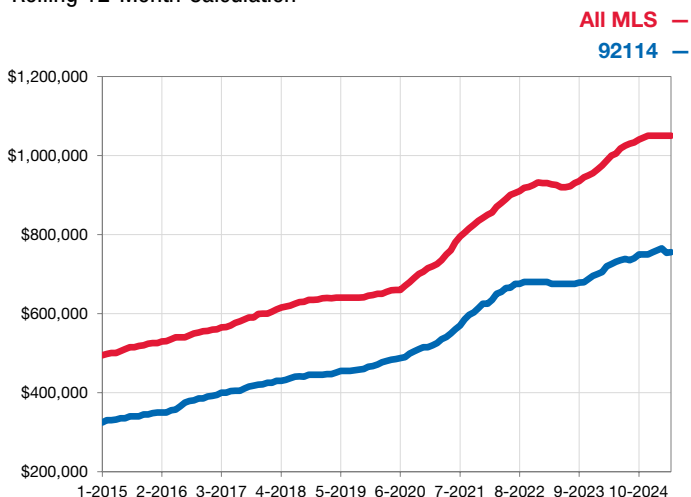
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	32	29	- 9.4%	155	195	+ 25.8%
Pending Sales	30	18	- 40.0%	121	130	+ 7.4%
Closed Sales	35	29	- 17.1%	125	133	+ 6.4%
Median Sales Price*	\$755,000	\$770,000	+ 2.0%	\$755,000	\$770,000	+ 2.0%
Percent of Original List Price Received*	101.7%	101.0%	- 0.7%	100.7%	99.9%	- 0.8%
Days on Market Until Sale	25	22	- 12.0%	24	27	+ 12.5%
Inventory of Homes for Sale	43	48	+ 11.6%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	2	2	0.0%	11	9	- 18.2%
Pending Sales	3	1	- 66.7%	10	6	- 40.0%
Closed Sales	1	0	- 100.0%	7	6	- 14.3%
Median Sales Price*	\$525,000	\$0	- 100.0%	\$600,000	\$637,500	+ 6.3%
Percent of Original List Price Received*	84.0%	0.0%	- 100.0%	104.9%	99.1%	- 5.5%
Days on Market Until Sale	15	0	- 100.0%	24	69	+ 187.5%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.1	4.5	+ 309.1%	--	--	--

* 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

