

Local Market Update for May 2026

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

92114

Encanto

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	34	26	- 23.5%	204	151	- 26.0%
Pending Sales	21	26	+ 23.8%	131	113	- 13.7%
Closed Sales	29	15	- 48.3%	133	107	- 19.5%
Median Sales Price*	\$770,000	\$807,000	+ 4.8%	\$770,000	\$762,000	- 1.0%
Percent of Original List Price Received*	101.0%	101.5%	+ 0.5%	99.9%	101.1%	+ 1.2%
Days on Market Until Sale	22	24	+ 9.1%	27	27	0.0%
Inventory of Homes for Sale	59	31	- 47.5%	—	—	—
Months Supply of Inventory	2.4	1.3	- 45.8%	—	—	—

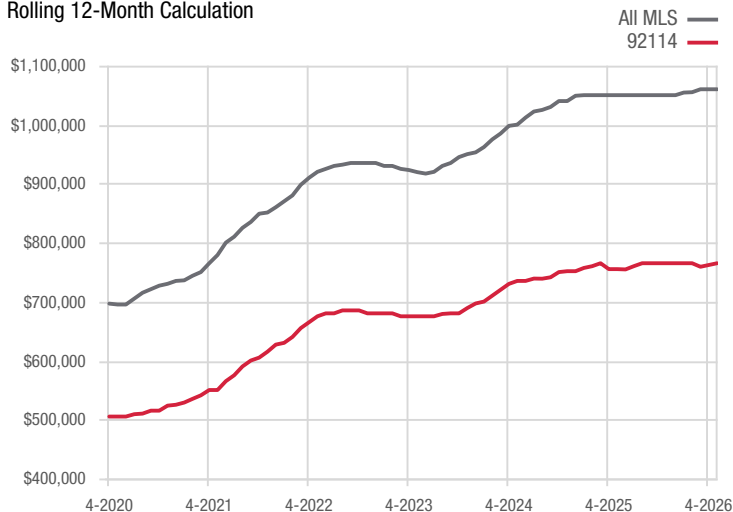
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	9	28	+ 211.1%
Pending Sales	1	2	+ 100.0%	6	5	- 16.7%
Closed Sales	0	2	—	6	4	- 33.3%
Median Sales Price*	—	\$702,450	—	\$637,500	\$689,900	+ 8.2%
Percent of Original List Price Received*	—	100.4%	—	99.1%	100.3%	+ 1.2%
Days on Market Until Sale	—	52	—	69	40	- 42.0%
Inventory of Homes for Sale	7	13	+ 85.7%	—	—	—
Months Supply of Inventory	4.5	9.8	+ 117.8%	—	—	—

* 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

