

# Local Market Update for July 2025

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

92114

Encanto

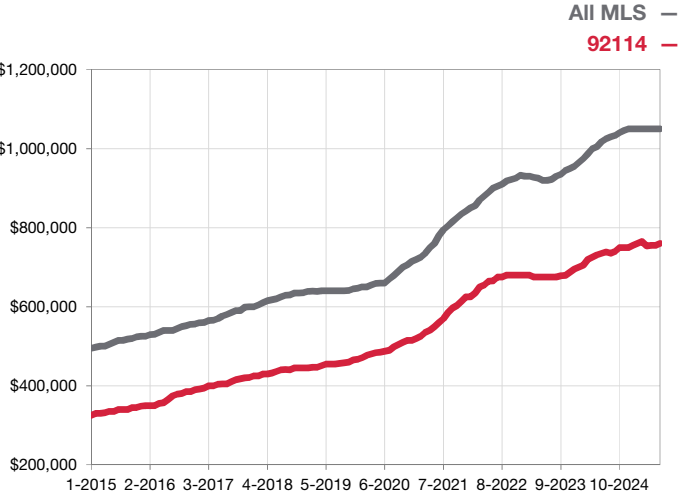
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	44	29	- 34.1%	230	272	+ 18.3%
Pending Sales	26	31	+ 19.2%	168	186	+ 10.7%
Closed Sales	24	25	+ 4.2%	166	177	+ 6.6%
Median Sales Price*	\$735,000	\$764,500	+ 4.0%	\$752,000	\$770,000	+ 2.4%
Percent of Original List Price Received*	101.1%	100.2%	- 0.9%	100.7%	100.0%	- 0.7%
Days on Market Until Sale	31	25	- 19.4%	25	27	+ 8.0%
Inventory of Homes for Sale	51	45	- 11.8%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	1	3	+ 200.0%	16	16	0.0%
Pending Sales	1	2	+ 100.0%	13	10	- 23.1%
Closed Sales	3	3	0.0%	12	9	- 25.0%
Median Sales Price*	\$500,000	\$689,900	+ 38.0%	\$585,000	\$689,900	+ 17.9%
Percent of Original List Price Received*	100.6%	95.7%	- 4.9%	103.7%	98.0%	- 5.5%
Days on Market Until Sale	8	17	+ 112.5%	19	52	+ 173.7%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

\* 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

