

Local Market Update for March 2026

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

92114

Encanto

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	51	30	- 41.2%	125	89	- 28.8%
Pending Sales	32	26	- 18.8%	75	65	- 13.3%
Closed Sales	17	21	+ 23.5%	62	62	0.0%
Median Sales Price*	\$780,000	\$730,000	- 6.4%	\$775,000	\$755,000	- 2.6%
Percent of Original List Price Received*	99.2%	99.2%	0.0%	100.1%	100.2%	+ 0.1%
Days on Market Until Sale	30	33	+ 10.0%	30	29	- 3.3%
Inventory of Homes for Sale	60	33	- 45.0%	—	—	—
Months Supply of Inventory	2.5	1.4	- 44.0%	—	—	—

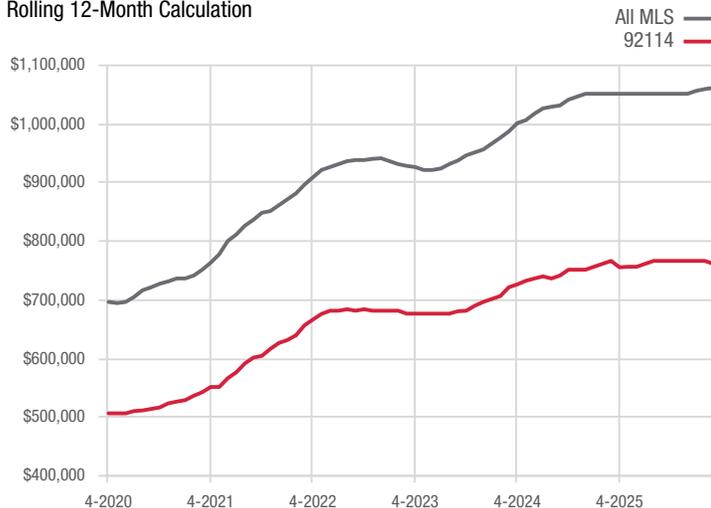
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	0	2	—	4	14	+ 250.0%
Pending Sales	0	0	0.0%	5	2	- 60.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$467,500	—	—	\$705,000	\$556,250	- 21.1%
Percent of Original List Price Received*	96.4%	—	—	101.1%	100.2%	- 0.9%
Days on Market Until Sale	56	—	—	61	22	- 63.9%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	2.9	6.4	+ 120.7%	—	—	—

* 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

