

Local Market Update for December 2025

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

92114

Encanto

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	6	0.0%	362	383	+ 5.8%
Pending Sales	24	24	0.0%	282	305	+ 8.2%
Closed Sales	21	24	+ 14.3%	283	296	+ 4.6%
Median Sales Price*	\$739,000	\$769,000	+ 4.1%	\$750,000	\$765,000	+ 2.0%
Percent of Original List Price Received*	97.7%	100.5%	+ 2.9%	100.6%	99.7%	- 0.9%
Days on Market Until Sale	60	32	- 46.7%	28	31	+ 10.7%
Inventory of Homes for Sale	38	10	- 73.7%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

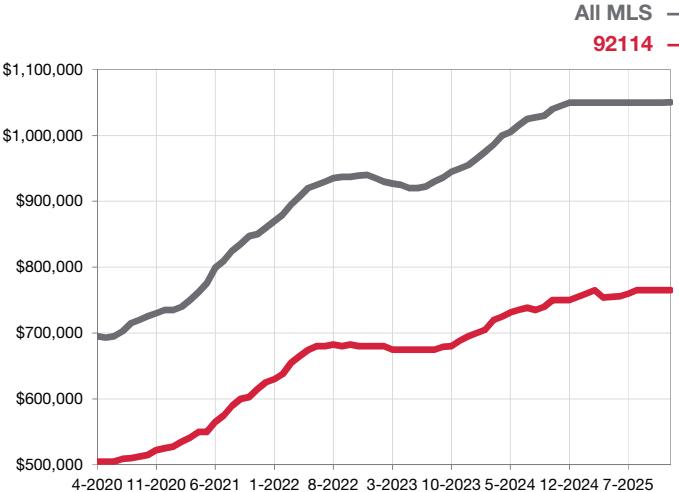
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1	0	- 100.0%	32	18	- 43.8%
Pending Sales	1	0	- 100.0%	18	12	- 33.3%
Closed Sales	1	1	0.0%	17	13	- 23.5%
Median Sales Price*	\$655,000	\$760,000	+ 16.0%	\$590,000	\$625,000	+ 5.9%
Percent of Original List Price Received*	97.9%	100.1%	+ 2.2%	102.3%	97.9%	- 4.3%
Days on Market Until Sale	13	17	+ 30.8%	19	49	+ 157.9%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	3.9	0.6	- 84.6%	--	--	--

* 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

