

Local Market Update for January 2026

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

92114

Encanto

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		45	30	- 33.3%	45	30	- 33.3%
Pending Sales		22	22	0.0%	22	22	0.0%
Closed Sales		27	21	- 22.2%	27	21	- 22.2%
Median Sales Price*		\$772,500	\$777,500	+ 0.6%	\$772,500	\$777,500	+ 0.6%
Percent of Original List Price Received*		99.9%	100.5%	+ 0.6%	99.9%	100.5%	+ 0.6%
Days on Market Until Sale		30	19	- 36.7%	30	19	- 36.7%
Inventory of Homes for Sale		49	30	- 38.8%	--	--	--
Months Supply of Inventory		2.1	1.2	- 42.9%	--	--	--

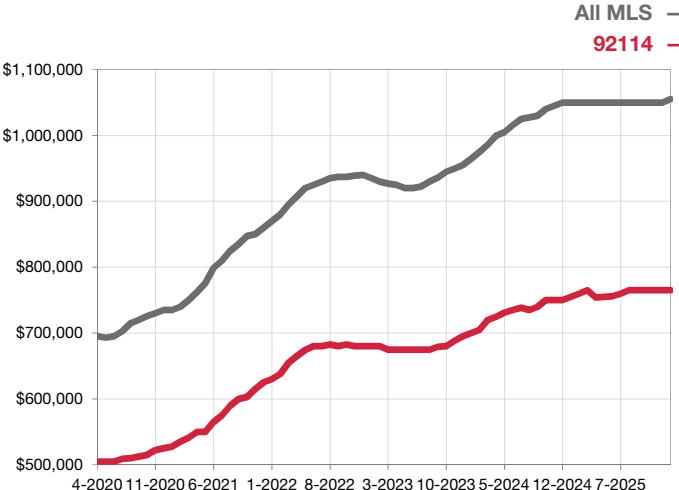
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		2	6	+ 200.0%	2	6	+ 200.0%
Pending Sales		3	2	- 33.3%	3	2	- 33.3%
Closed Sales		1	1	0.0%	1	1	0.0%
Median Sales Price*		\$790,000	\$562,500	- 28.8%	\$790,000	\$562,500	- 28.8%
Percent of Original List Price Received*		101.3%	100.4%	- 0.9%	101.3%	100.4%	- 0.9%
Days on Market Until Sale		41	42	+ 2.4%	41	42	+ 2.4%
Inventory of Homes for Sale		6	5	- 16.7%	--	--	--
Months Supply of Inventory		3.2	3.3	+ 3.1%	--	--	--

* 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

