

# Local Market Update for November 2025

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

## 92114

Encanto

### Detached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	22	22	0.0%	337	412	+ 22.3%
Pending Sales	17	27	+ 58.8%	258	283	+ 9.7%
Closed Sales	21	18	- 14.3%	262	272	+ 3.8%
Median Sales Price*	\$768,000	<b>\$770,000</b>	+ 0.3%	\$752,000	<b>\$765,000</b>	+ 1.7%
Percent of Original List Price Received*	101.3%	<b>100.7%</b>	- 0.6%	100.8%	<b>99.7%</b>	- 1.1%
Days on Market Until Sale	27	<b>59</b>	+ 118.5%	25	<b>31</b>	+ 24.0%
Inventory of Homes for Sale	51	<b>38</b>	- 25.5%	--	--	--
Months Supply of Inventory	2.2	<b>1.5</b>	- 31.8%	--	--	--

\* 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.

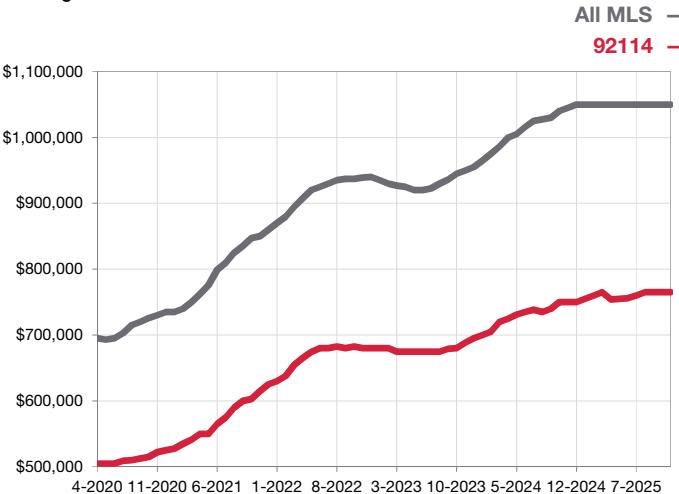
### Attached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	6	1	- 83.3%	31	<b>21</b>	- 32.3%
Pending Sales	1	1	0.0%	17	<b>12</b>	- 29.4%
Closed Sales	2	0	- 100.0%	16	<b>12</b>	- 25.0%
Median Sales Price*	\$601,250	<b>\$0</b>	- 100.0%	\$590,000	<b>\$621,500</b>	+ 5.3%
Percent of Original List Price Received*	98.7%	<b>0.0%</b>	- 100.0%	102.6%	<b>97.7%</b>	- 4.8%
Days on Market Until Sale	32	<b>0</b>	- 100.0%	19	<b>52</b>	+ 173.7%
Inventory of Homes for Sale	7	<b>3</b>	- 57.1%	--	--	--
Months Supply of Inventory	3.7	<b>1.8</b>	- 51.4%	--	--	--

\* 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

