

Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

92024 - Encinitas

North San Diego County

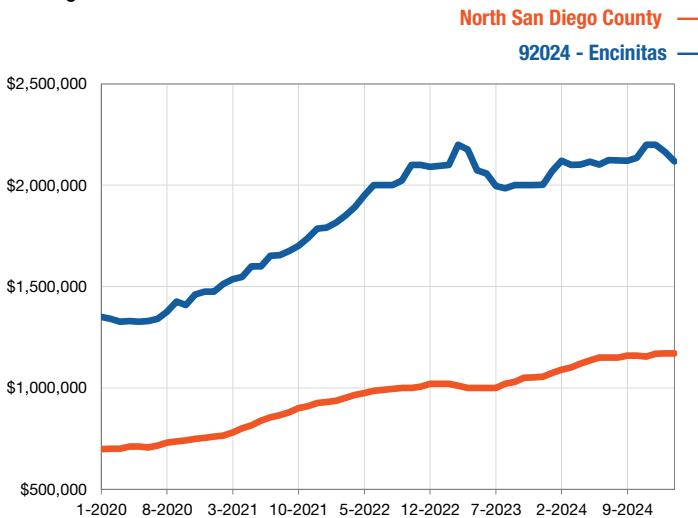
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	41	33	- 19.5%	364	413	+ 13.5%
Pending Sales	18	31	+ 72.2%	257	281	+ 9.3%
Closed Sales	14	17	+ 21.4%	264	269	+ 1.9%
Days on Market Until Sale	22	25	+ 13.6%	27	32	+ 18.5%
Median Sales Price*	\$2,597,500	\$2,050,112	- 21.1%	\$2,120,000	\$2,117,000	- 0.1%
Average Sales Price*	\$2,651,071	\$2,316,337	- 12.6%	\$2,651,895	\$2,549,294	- 3.9%
Percent of Original List Price Received*	104.5%	96.4%	- 7.8%	98.6%	97.5%	- 1.1%
Percent of List Price Received*	100.6%	98.0%	- 2.6%	99.4%	99.1%	- 0.3%
Inventory of Homes for Sale	58	48	- 17.2%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--

* 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 Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	11	17	+ 54.5%	178	196	+ 10.1%
Pending Sales	12	8	- 33.3%	137	139	+ 1.5%
Closed Sales	20	5	- 75.0%	141	140	- 0.7%
Days on Market Until Sale	17	15	- 11.8%	19	23	+ 21.1%
Median Sales Price*	\$1,237,500	\$880,000	- 28.9%	\$1,100,000	\$1,101,000	+ 0.1%
Average Sales Price*	\$1,307,300	\$1,158,800	- 11.4%	\$1,222,764	\$1,263,534	+ 3.3%
Percent of Original List Price Received*	97.9%	101.3%	+ 3.5%	99.3%	98.3%	- 1.0%
Percent of List Price Received*	99.3%	101.3%	+ 2.0%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
 Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation

