

Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92024 - Encinitas

North San Diego County

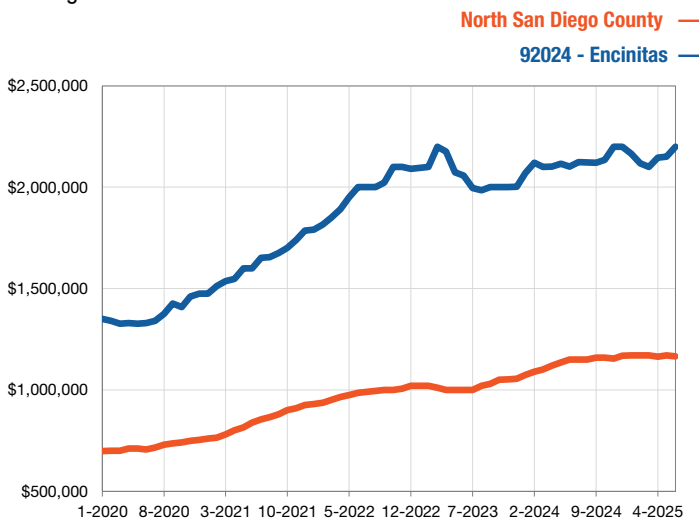
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	44	44	0.0%	408	443	+ 8.6%
Pending Sales	23	25	+ 8.7%	255	289	+ 13.3%
Closed Sales	21	24	+ 14.3%	248	293	+ 18.1%
Days on Market Until Sale	16	55	+ 243.8%	30	31	+ 3.3%
Median Sales Price*	\$2,165,000	\$2,695,000	+ 24.5%	\$2,102,000	\$2,199,800	+ 4.7%
Average Sales Price*	\$2,666,600	\$3,097,083	+ 16.1%	\$2,680,343	\$2,531,882	- 5.5%
Percent of Original List Price Received*	101.9%	93.1%	- 8.6%	98.9%	96.9%	- 2.0%
Percent of List Price Received*	102.5%	97.7%	- 4.7%	99.8%	98.6%	- 1.2%
Inventory of Homes for Sale	93	98	+ 5.4%	--	--	--
Months Supply of Inventory	4.4	4.1	- 6.8%	--	--	--

* 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 Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	30	18	- 40.0%	206	207	+ 0.5%
Pending Sales	12	11	- 8.3%	143	139	- 2.8%
Closed Sales	9	14	+ 55.6%	138	144	+ 4.3%
Days on Market Until Sale	24	49	+ 104.2%	21	24	+ 14.3%
Median Sales Price*	\$1,050,000	\$1,162,500	+ 10.7%	\$1,125,500	\$1,139,750	+ 1.3%
Average Sales Price*	\$1,484,617	\$1,471,945	- 0.9%	\$1,252,728	\$1,395,535	+ 11.4%
Percent of Original List Price Received*	97.3%	94.2%	- 3.2%	99.0%	98.3%	- 0.7%
Percent of List Price Received*	99.0%	97.7%	- 1.3%	100.1%	99.0%	- 1.1%
Inventory of Homes for Sale	44	35	- 20.5%	--	--	--
Months Supply of Inventory	3.7	3.0	- 18.9%	--	--	--

* 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.

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



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

