

Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92024 - Encinitas

North San Diego County

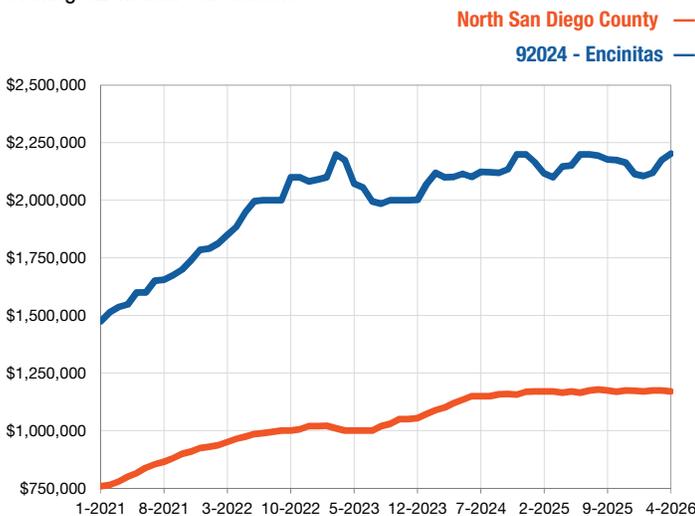
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	53	44	- 17.0%	454	532	+ 17.2%
Pending Sales	25	32	+ 28.0%	286	363	+ 26.9%
Closed Sales	29	48	+ 65.5%	289	353	+ 22.1%
Days on Market Until Sale	21	23	+ 9.5%	31	32	+ 3.2%
Median Sales Price*	\$2,450,000	\$2,442,500	- 0.3%	\$2,147,500	\$2,202,750	+ 2.6%
Average Sales Price*	\$2,705,522	\$3,025,471	+ 11.8%	\$2,508,852	\$2,566,983	+ 2.3%
Percent of Original List Price Received*	98.2%	98.5%	+ 0.3%	97.2%	97.3%	+ 0.1%
Percent of List Price Received*	100.1%	99.3%	- 0.8%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	131	81	- 38.2%	--	--	--
Months Supply of Inventory	5.5	2.7	- 50.9%	--	--	--

* 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	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	23	14	- 39.1%	224	231	+ 3.1%
Pending Sales	17	15	- 11.8%	143	160	+ 11.9%
Closed Sales	14	15	+ 7.1%	141	161	+ 14.2%
Days on Market Until Sale	12	16	+ 33.3%	21	30	+ 42.9%
Median Sales Price*	\$1,360,000	\$1,349,000	- 0.8%	\$1,125,000	\$1,202,500	+ 6.9%
Average Sales Price*	\$1,658,571	\$1,846,347	+ 11.3%	\$1,335,550	\$1,505,466	+ 12.7%
Percent of Original List Price Received*	99.0%	97.8%	- 1.2%	98.9%	96.1%	- 2.8%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	99.4%	97.9%	- 1.5%
Inventory of Homes for Sale	51	29	- 43.1%	--	--	--
Months Supply of Inventory	4.3	2.2	- 48.8%	--	--	--

* 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.

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



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

