

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92024 - Encinitas

North San Diego County

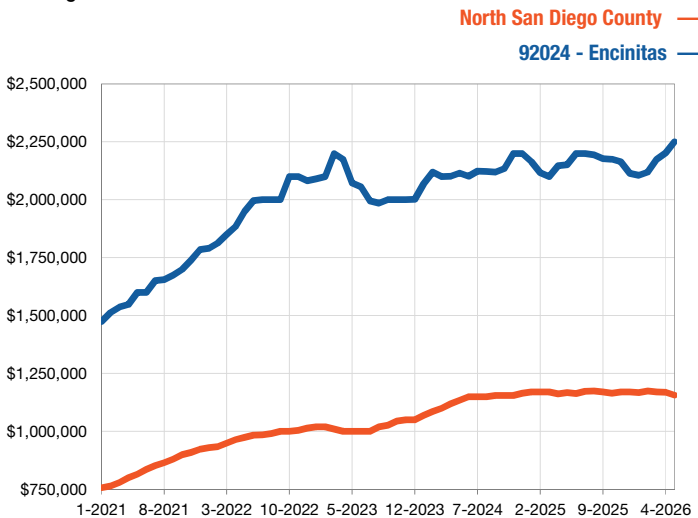
| Detached Single-Family | May | | | Rolling 12 Months | | |
|--|-------------|--------------------|----------------|-------------------|--------------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 5-2025 | Thru 5-2026 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 54 | 34 | - 37.0% | 452 | 520 | + 15.0% |
| Pending Sales | 28 | 22 | - 21.4% | 288 | 365 | + 26.7% |
| Closed Sales | 24 | 33 | + 37.5% | 291 | 362 | + 24.4% |
| Days on Market Until Sale | 10 | 38 | + 280.0% | 27 | 34 | + 25.9% |
| Median Sales Price* | \$2,133,500 | \$2,450,000 | + 14.8% | \$2,151,000 | \$2,250,000 | + 4.6% |
| Average Sales Price* | \$2,459,833 | \$2,838,765 | + 15.4% | \$2,494,433 | \$2,598,951 | + 4.2% |
| Percent of Original List Price Received* | 100.8% | 97.2% | - 3.6% | 97.6% | 97.0% | - 0.6% |
| Percent of List Price Received* | 100.2% | 98.4% | - 1.8% | 99.0% | 98.6% | - 0.4% |
| Inventory of Homes for Sale | 145 | 79 | - 45.5% | -- | -- | -- |
| Months Supply of Inventory | 6.0 | 2.6 | - 56.7% | -- | -- | -- |

* 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 | May | | | Rolling 12 Months | | |
|--|-------------|--------------------|----------------|-------------------|--------------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 5-2025 | Thru 5-2026 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 20 | 21 | + 5.0% | 222 | 235 | + 5.9% |
| Pending Sales | 12 | 13 | + 8.3% | 140 | 161 | + 15.0% |
| Closed Sales | 17 | 10 | - 41.2% | 139 | 154 | + 10.8% |
| Days on Market Until Sale | 17 | 58 | + 241.2% | 22 | 34 | + 54.5% |
| Median Sales Price* | \$1,400,000 | \$1,062,500 | - 24.1% | \$1,125,000 | \$1,175,000 | + 4.4% |
| Average Sales Price* | \$1,852,471 | \$1,296,100 | - 30.0% | \$1,393,607 | \$1,453,226 | + 4.3% |
| Percent of Original List Price Received* | 98.8% | 95.8% | - 3.0% | 98.6% | 95.8% | - 2.8% |
| Percent of List Price Received* | 99.3% | 99.4% | + 0.1% | 99.1% | 97.8% | - 1.3% |
| Inventory of Homes for Sale | 54 | 32 | - 40.7% | -- | -- | -- |
| Months Supply of Inventory | 4.6 | 2.4 | - 47.8% | -- | -- | -- |

* 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

