Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92024 - Encinitas

North San Diego County

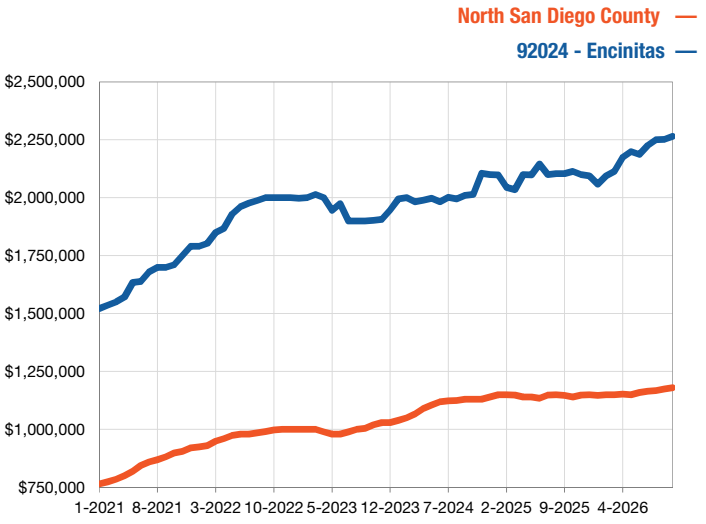
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	63	**23**	- 63.5%	552	**500**	- 9.4%
Pending Sales	27	**20**	- 25.9%	341	**358**	+ 5.0%
Closed Sales	31	**27**	- 12.9%	339	**358**	+ 5.6%
Days on Market Until Sale	35	**23**	- 34.3%	32	**29**	- 9.4%
Median Sales Price*	$2,250,000	**$2,265,000**	+ 0.7%	$2,113,500	**$2,265,000**	+ 7.2%
Average Sales Price*	$2,382,891	**$2,461,021**	+ 3.3%	$2,465,214	**$2,669,993**	+ 8.3%
Percent of Original List Price Received*	96.5%	**97.3%**	+ 0.8%	96.7%	**98.0%**	+ 1.3%
Percent of List Price Received*	97.7%	**98.0%**	+ 0.3%	98.5%	**99.0%**	+ 0.5%
Inventory of Homes for Sale	111	**72**	- 35.1%	--	--	--
Months Supply of Inventory	3.9	**2.4**	- 38.5%	--	--	--

* 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.

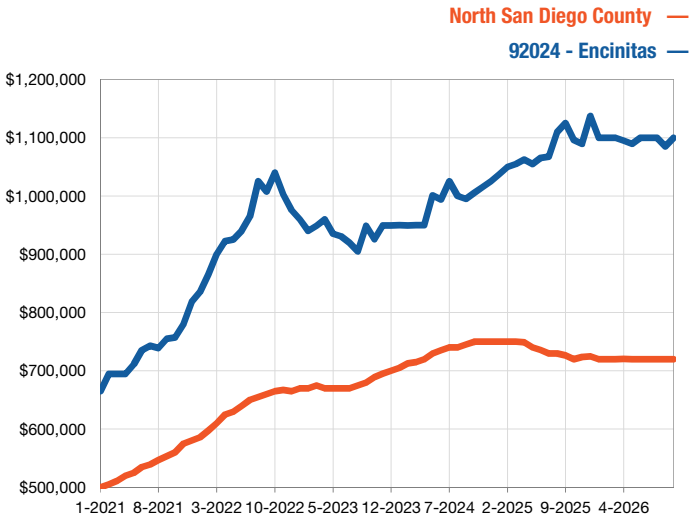
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	17	**21**	+ 23.5%	209	**232**	+ 11.0%
Pending Sales	17	**11**	- 35.3%	122	**139**	+ 13.9%
Closed Sales	9	**9**	0.0%	115	**147**	+ 27.8%
Days on Market Until Sale	26	**64**	+ 146.2%	22	**35**	+ 59.1%
Median Sales Price*	$875,000	**$1,100,000**	+ 25.7%	$1,096,000	**$1,100,000**	+ 0.4%
Average Sales Price*	$808,655	**$1,219,333**	+ 50.8%	$1,366,280	**$1,387,618**	+ 1.6%
Percent of Original List Price Received*	92.1%	**93.4%**	+ 1.4%	98.3%	**95.9%**	- 2.4%
Percent of List Price Received*	94.4%	**98.1%**	+ 3.9%	98.7%	**98.1%**	- 0.6%
Inventory of Homes for Sale	36	**35**	- 2.8%	--	--	--
Months Supply of Inventory	3.5	**3.0**	- 14.3%	--	--	--

* 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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.