

# Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



## 92024 - Encinitas

North San Diego County

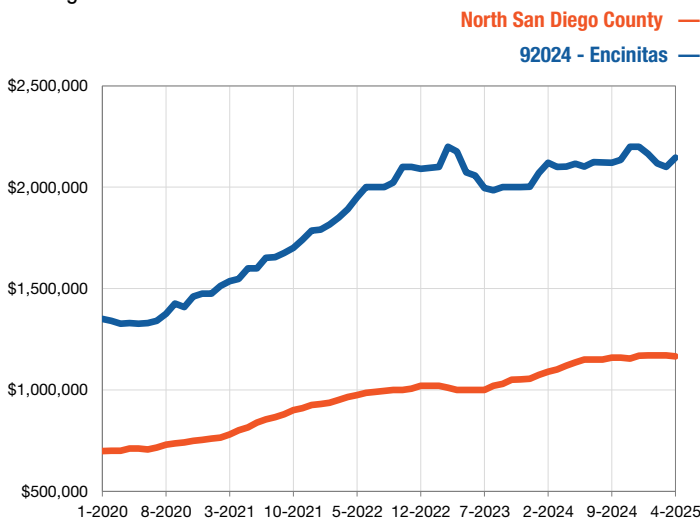
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	42	49	+ 16.7%	376	443	+ 17.8%
Pending Sales	22	21	- 4.5%	254	283	+ 11.4%
Closed Sales	27	28	+ 3.7%	263	288	+ 9.5%
Days on Market Until Sale	22	22	0.0%	26	31	+ 19.2%
Median Sales Price*	\$1,950,000	\$2,312,500	+ 18.6%	\$2,101,000	\$2,145,000	+ 2.1%
Average Sales Price*	\$2,818,092	\$2,711,357	- 3.8%	\$2,670,827	\$2,508,736	- 6.1%
Percent of Original List Price Received*	98.4%	98.2%	- 0.2%	98.9%	97.2%	- 1.7%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	99.7%	99.0%	- 0.7%
Inventory of Homes for Sale	72	84	+ 16.7%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

\* 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		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	18	22	+ 22.2%	185	220	+ 18.9%
Pending Sales	14	18	+ 28.6%	144	143	- 0.7%
Closed Sales	9	14	+ 55.6%	138	141	+ 2.2%
Days on Market Until Sale	16	12	- 25.0%	20	21	+ 5.0%
Median Sales Price*	\$1,100,000	\$1,360,000	+ 23.6%	\$1,117,250	\$1,125,000	+ 0.7%
Average Sales Price*	\$1,112,889	\$1,658,571	+ 49.0%	\$1,236,546	\$1,335,550	+ 8.0%
Percent of Original List Price Received*	101.2%	99.0%	- 2.2%	99.2%	98.9%	- 0.3%
Percent of List Price Received*	101.5%	99.1%	- 2.4%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	28	35	+ 25.0%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--

\* 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

