Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92024 - Encinitas

North San Diego County

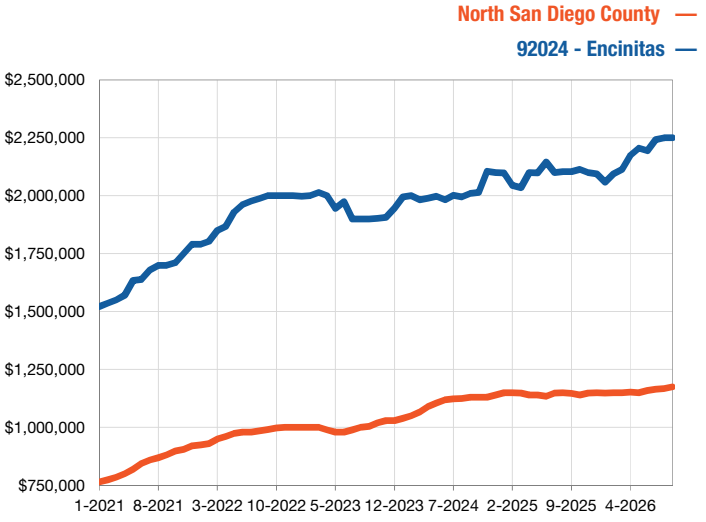
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	31	**43**	+ 38.7%	510	**535**	+ 4.9%
Pending Sales	30	**23**	- 23.3%	334	**362**	+ 8.4%
Closed Sales	34	**29**	- 14.7%	332	**363**	+ 9.3%
Days on Market Until Sale	28	**28**	0.0%	31	**30**	- 3.2%
Median Sales Price*	$2,110,000	**$1,860,000**	- 11.8%	$2,104,000	**$2,250,000**	+ 6.9%
Average Sales Price*	$2,279,469	**$2,667,540**	+ 17.0%	$2,487,014	**$2,655,866**	+ 6.8%
Percent of Original List Price Received*	96.4%	**94.1%**	- 2.4%	96.8%	**97.8%**	+ 1.0%
Percent of List Price Received*	98.6%	**95.7%**	- 2.9%	98.6%	**98.8%**	+ 0.2%
Inventory of Homes for Sale	124	**84**	- 32.3%	--	--	--
Months Supply of Inventory	4.5	**2.8**	- 37.8%	--	--	--

* 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.

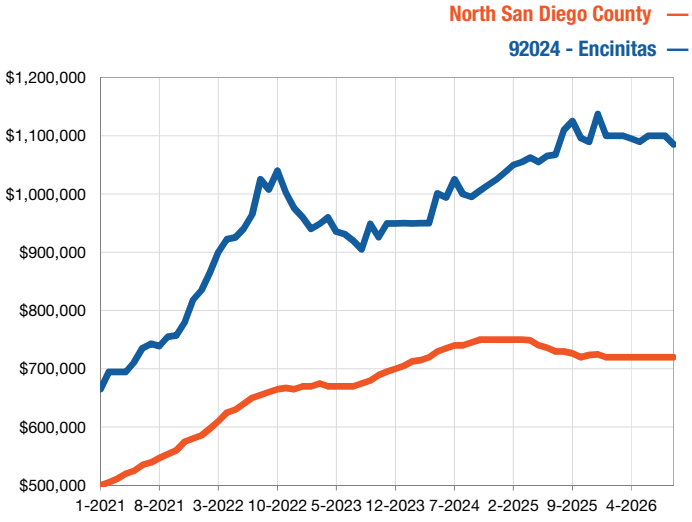
Attached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	19	**21**	+ 10.5%	208	**227**	+ 9.1%
Pending Sales	12	**7**	- 41.7%	116	**143**	+ 23.3%
Closed Sales	17	**10**	- 41.2%	116	**147**	+ 26.7%
Days on Market Until Sale	24	**13**	- 45.8%	23	**32**	+ 39.1%
Median Sales Price*	$1,277,500	**$1,040,000**	- 18.6%	$1,125,000	**$1,085,000**	- 3.6%
Average Sales Price*	$1,618,469	**$1,609,500**	- 0.6%	$1,414,766	**$1,362,474**	- 3.7%
Percent of Original List Price Received*	97.2%	**99.0%**	+ 1.9%	98.7%	**95.8%**	- 2.9%
Percent of List Price Received*	99.0%	**99.1%**	+ 0.1%	98.8%	**97.9%**	- 0.9%
Inventory of Homes for Sale	56	**38**	- 32.1%	--	--	--
Months Supply of Inventory	5.8	**3.2**	- 44.8%	--	--	--

* 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



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