

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92024 - Encinitas

North San Diego County

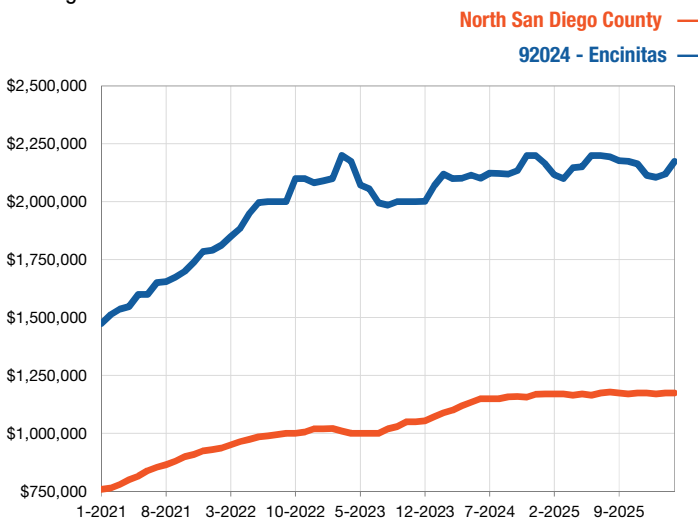
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	52	51	- 1.9%	443	531	+ 19.9%
Pending Sales	31	44	+ 41.9%	283	354	+ 25.1%
Closed Sales	38	34	- 10.5%	287	334	+ 16.4%
Days on Market Until Sale	23	26	+ 13.0%	31	32	+ 3.2%
Median Sales Price*	\$2,001,000	\$2,396,378	+ 19.8%	\$2,100,000	\$2,175,000	+ 3.6%
Average Sales Price*	\$2,411,773	\$2,643,359	+ 9.6%	\$2,518,104	\$2,512,959	- 0.2%
Percent of Original List Price Received*	97.6%	100.0%	+ 2.5%	97.2%	97.2%	0.0%
Percent of List Price Received*	98.4%	100.8%	+ 2.4%	98.9%	98.8%	- 0.1%
Inventory of Homes for Sale	113	69	- 38.9%	--	--	--
Months Supply of Inventory	4.8	2.3	- 52.1%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	29	23	- 20.7%	219	235	+ 7.3%
Pending Sales	10	10	0.0%	140	160	+ 14.3%
Closed Sales	7	16	+ 128.6%	136	160	+ 17.6%
Days on Market Until Sale	16	26	+ 62.5%	21	30	+ 42.9%
Median Sales Price*	\$1,350,000	\$1,092,500	- 19.1%	\$1,110,000	\$1,205,000	+ 8.6%
Average Sales Price*	\$1,390,714	\$1,145,734	- 17.6%	\$1,287,563	\$1,486,788	+ 15.5%
Percent of Original List Price Received*	111.0%	98.7%	- 11.1%	99.0%	96.2%	- 2.8%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.6%	97.9%	- 1.7%
Inventory of Homes for Sale	51	33	- 35.3%	--	--	--
Months Supply of Inventory	4.4	2.5	- 43.2%	--	--	--

* 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

