

# Local Market Update for May 2020

A Research Tool Provided by the Greater San Diego Association of REALTORS®

## 92061

Pauma Valley

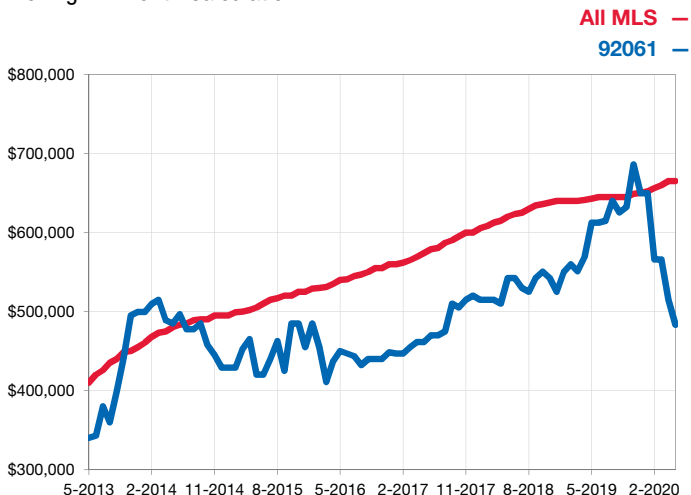
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	4	1	- 75.0%	21	9	- 57.1%
Pending Sales	0	0	--	9	6	- 33.3%
Closed Sales	3	0	- 100.0%	10	7	- 30.0%
Median Sales Price*	\$692,000	\$0	- 100.0%	\$664,950	<b>\$435,000</b>	- 34.6%
Percent of Original List Price Received*	98.3%	0.0%	- 100.0%	97.4%	<b>92.4%</b>	- 5.1%
Days on Market Until Sale	53	0	- 100.0%	76	<b>71</b>	- 6.6%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	8.3	7.5	- 9.6%	--	--	--

\* 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.

Townhouse-Condo	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	3	0	- 100.0%	10	2	- 80.0%
Pending Sales	2	1	- 50.0%	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$320,000	\$0	- 100.0%	\$350,000	<b>\$300,000</b>	- 14.3%
Percent of Original List Price Received*	98.5%	0.0%	- 100.0%	97.5%	<b>96.8%</b>	- 0.7%
Days on Market Until Sale	17	0	- 100.0%	16	<b>122</b>	+ 662.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.8	2.0	- 47.4%	--	--	--

\* 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 – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

