

Local Market Update for March 2025

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

92061

Pauma Valley

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	3	4	+ 33.3%	10	13	+ 30.0%
Pending Sales	5	2	- 60.0%	6	3	- 50.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$700,000	\$0	- 100.0%	\$700,000	\$1,052,000	+ 50.3%
Percent of Original List Price Received*	101.6%	0.0%	- 100.0%	97.0%	95.9%	- 1.1%
Days on Market Until Sale	4	0	- 100.0%	52	47	- 9.6%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	6.5	7.6	+ 16.9%	--	--	--

* 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.

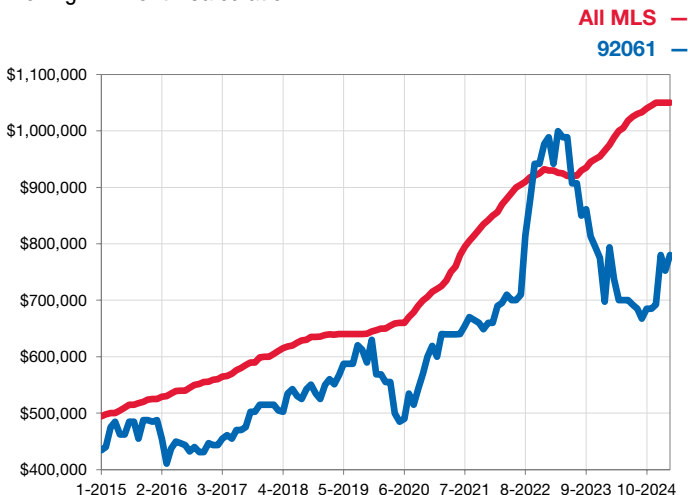
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	0	1	--	3	3	0.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$600,000	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	38	0	- 100.0%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--

* 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

