

# Local Market Update for March 2026

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

## 92061

Pauma Valley

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	4	4	0.0%	13	12	- 7.7%
Pending Sales	2	1	- 50.0%	4	5	+ 25.0%
Closed Sales	0	1	—	4	5	+ 25.0%
Median Sales Price*	—	<b>\$785,000</b>	—	\$1,052,000	<b>\$1,200,000</b>	+ 14.1%
Percent of Original List Price Received*	—	<b>87.2%</b>	—	95.9%	<b>84.6%</b>	- 11.8%
Days on Market Until Sale	—	<b>87</b>	—	47	<b>69</b>	+ 46.8%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	6.1	<b>6.8</b>	+ 11.5%	—	—	—

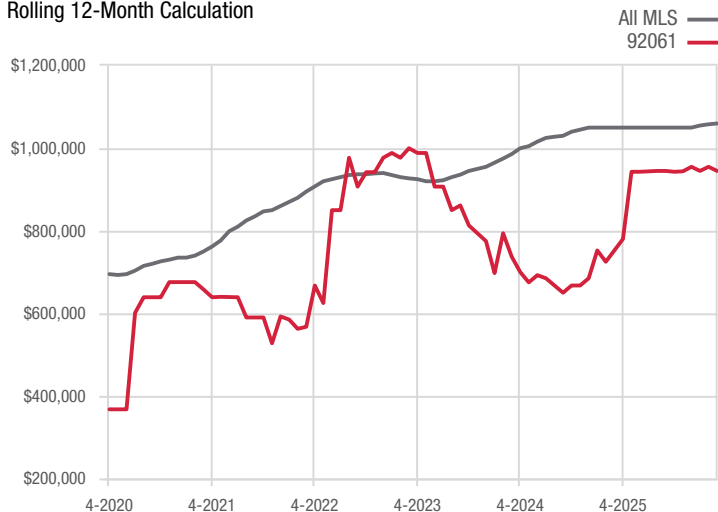
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	1	1	0.0%	3	6	+ 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Median Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Days on Market Until Sale	—	—	—	—	—	—
Inventory of Homes for Sale	2	7	+ 250.0%	—	—	—
Months Supply of Inventory	2.0	<b>4.7</b>	+ 135.0%	—	—	—

\* 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

