

Local Market Update for February 2025

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

92082

Valley Center

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	21	26	+ 23.8%	48	60	+ 25.0%
Pending Sales	10	22	+ 120.0%	24	41	+ 70.8%
Closed Sales	10	13	+ 30.0%	23	29	+ 26.1%
Median Sales Price*	\$828,778	\$975,000	+ 17.6%	\$867,000	\$950,000	+ 9.6%
Percent of Original List Price Received*	96.6%	96.8%	+ 0.2%	96.1%	96.8%	+ 0.7%
Days on Market Until Sale	54	94	+ 74.1%	55	76	+ 38.2%
Inventory of Homes for Sale	43	68	+ 58.1%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 50.0%	--	--	--

* 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.

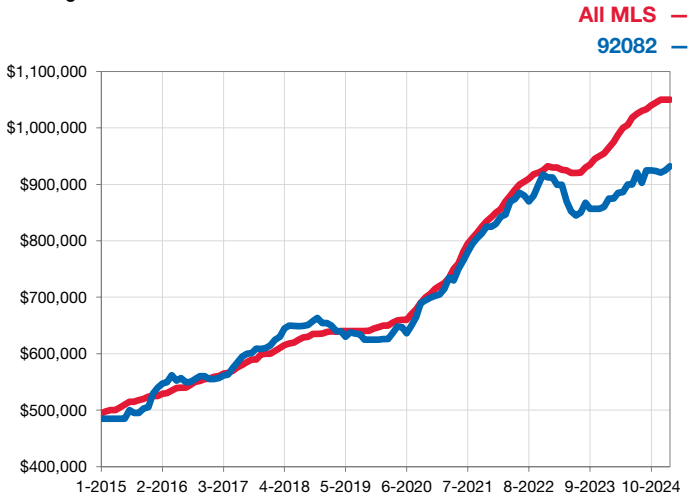
Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	0	2	--	0	3	--
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$904,500	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	84.6%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	55	0	- 100.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--

* 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

