

Local Market Update for June 2026

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

92082

Valley Center

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	37	20	- 45.9%	191	184	- 3.7%
Pending Sales	15	18	+ 20.0%	103	115	+ 11.7%
Closed Sales	14	20	+ 42.9%	105	107	+ 1.9%
Median Sales Price*	\$925,000	\$895,000	- 3.2%	\$1,007,500	\$905,000	- 10.2%
Percent of Original List Price Received*	99.1%	99.2%	+ 0.1%	97.4%	98.1%	+ 0.7%
Days on Market Until Sale	42	41	- 2.4%	57	51	- 10.5%
Inventory of Homes for Sale	89	65	- 27.0%	—	—	—
Months Supply of Inventory	5.2	3.8	- 26.9%	—	—	—

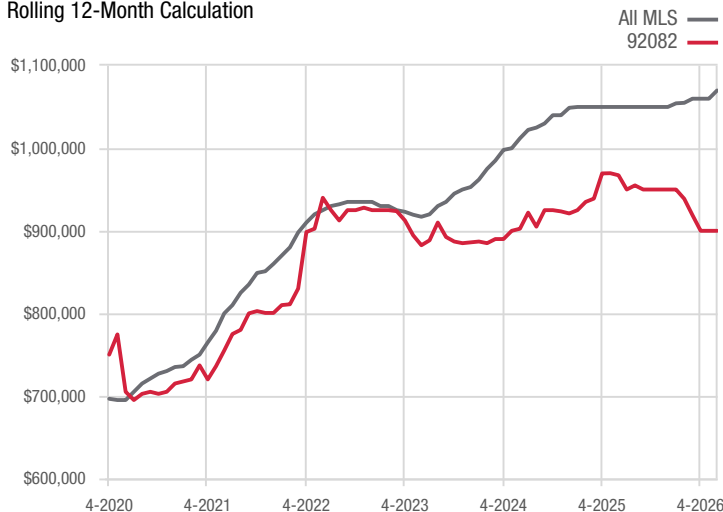
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	2	1	- 50.0%	7	3	- 57.1%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Median Sales Price*	—	\$1,505,000	—	\$875,000	\$885,000	+ 1.1%
Percent of Original List Price Received*	—	85.6%	—	98.4%	89.3%	- 9.2%
Days on Market Until Sale	—	104	—	44	75	+ 70.5%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	4.0	1.6	- 60.0%	—	—	—

* 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

