Local Market Update for February 2026

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

92061

Pauma Valley

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	3	**2**	- 33.3%	9	**8**	- 11.1%
Pending Sales	0	**3**	—	2	**5**	+ 150.0%
Closed Sales	0	**3**	—	4	**4**	0.0%
Median Sales Price*	—	**$1,200,000**	—	$1,052,000	**$1,430,000**	+ 35.9%
Percent of Original List Price Received*	—	**80.0%**	—	95.9%	**83.9%**	- 12.5%
Days on Market Until Sale	—	**78**	—	47	**64**	+ 36.2%
Inventory of Homes for Sale	12	**12**	0.0%	—	—	—
Months Supply of Inventory	6.0	**5.8**	- 3.3%	—	—	—

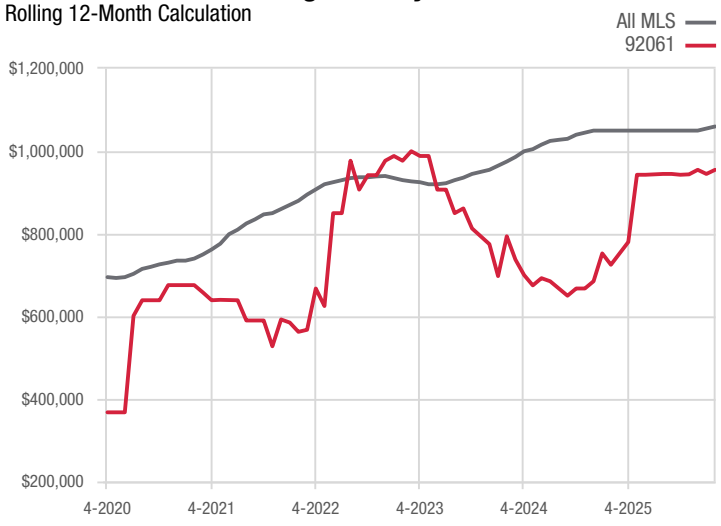
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	0	**2**	—	2	**4**	+ 100.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
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	**5**	+ 150.0%	—	—	—
Months Supply of Inventory	2.0	**3.8**	+ 90.0%	—	—	—

* 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.

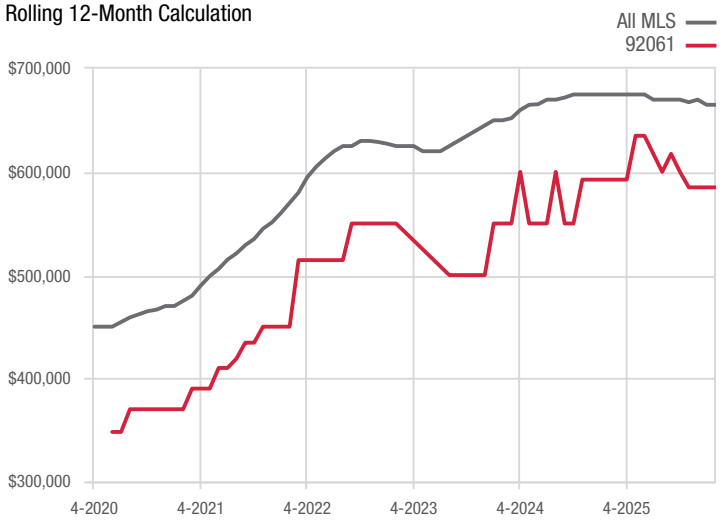
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.