# Local Market Update for February 2026

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

# 92082

## Valley Center

| Detached | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 2-2025** | **Thru 2-2026** | **% Change** |
| New Listings | 30 | **26** | - 13.3% | 63 | **54** | - 14.3% |
| Pending Sales | 24 | **14** | - 41.7% | 42 | **33** | - 21.4% |
| Closed Sales | 13 | **15** | + 15.4% | 29 | **27** | - 6.9% |
| Median Sales Price* | $975,000 | **$905,000** | - 7.2% | $950,000 | **$880,000** | - 7.4% |
| Percent of Original List Price Received* | 96.8% | **100.1%** | + 3.4% | 96.8% | **99.4%** | + 2.7% |
| Days on Market Until Sale | 94 | **52** | - 44.7% | 76 | **44** | - 42.1% |
| Inventory of Homes for Sale | 72 | **62** | - 13.9% | — | **—** | — |
| Months Supply of Inventory | 4.1 | **4.0** | - 2.4% | — | **—** | — |

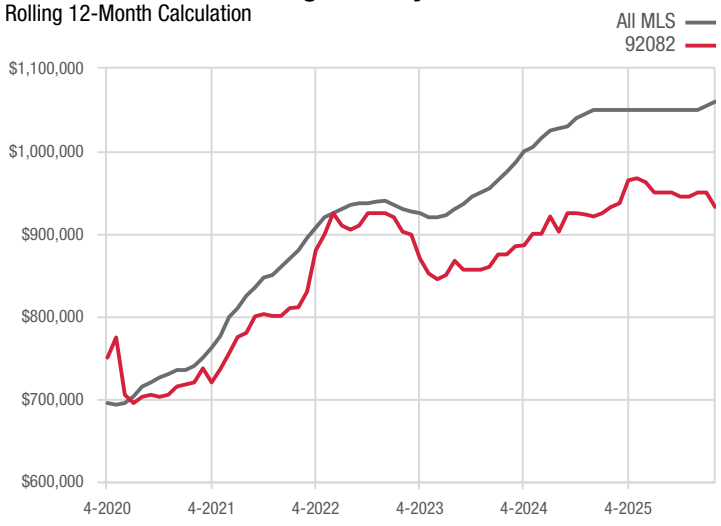
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 2-2025** | **Thru 2-2026** | **% Change** |
| New Listings | 2 | **0** | - 100.0% | 3 | **0** | - 100.0% |
| Pending Sales | 1 | **0** | - 100.0% | 1 | **0** | - 100.0% |
| Closed Sales | 0 | **1** | — | 0 | **1** | — |
| Median Sales Price* | — | **$529,301** | — | — | **$529,301** | — |
| Percent of Original List Price Received* | — | **91.1%** | — | — | **91.1%** | — |
| Days on Market Until Sale | — | **101** | — | — | **101** | — |
| Inventory of Homes for Sale | 2 | **0** | - 100.0% | — | **—** | — |
| Months Supply of Inventory | 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.

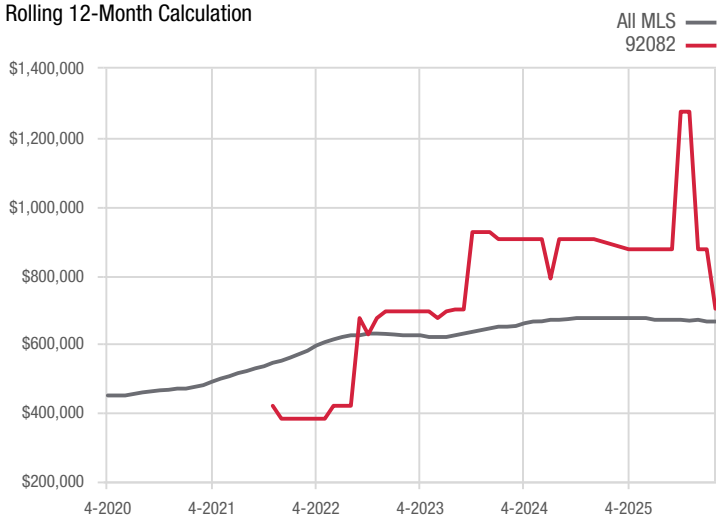
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




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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.