Local Market Update for April 2026

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

92082

Valley Center

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	26	**34**	+ 30.8%	123	**128**	+ 4.1%
Pending Sales	14	**23**	+ 64.3%	76	**77**	+ 1.3%
Closed Sales	24	**28**	+ 16.7%	78	**65**	- 16.7%
Median Sales Price*	$1,182,500	**$940,000**	- 20.5%	$1,020,000	**$908,750**	- 10.9%
Percent of Original List Price Received*	96.6%	**97.7%**	+ 1.1%	97.0%	**98.3%**	+ 1.3%
Days on Market Until Sale	64	**66**	+ 3.1%	60	**55**	- 8.3%
Inventory of Homes for Sale	75	**73**	- 2.7%	—	—	—
Months Supply of Inventory	4.2	**4.4**	+ 4.8%	—	—	—

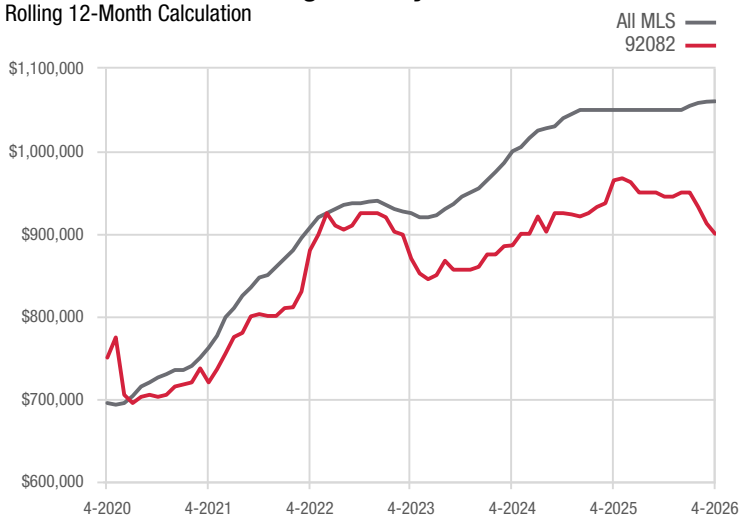
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	1	**1**	0.0%	4	**2**	- 50.0%
Pending Sales	0	**0**	0.0%	1	**0**	- 100.0%
Closed Sales	1	**0**	- 100.0%	1	**2**	+ 100.0%
Median Sales Price*	$875,000	—	—	$875,000	**$707,151**	- 19.2%
Percent of Original List Price Received*	98.4%	—	—	98.4%	**91.2%**	- 7.3%
Days on Market Until Sale	44	—	—	44	**61**	+ 38.6%
Inventory of Homes for Sale	3	**2**	- 33.3%	—	—	—
Months Supply of Inventory	3.0	**1.5**	- 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.

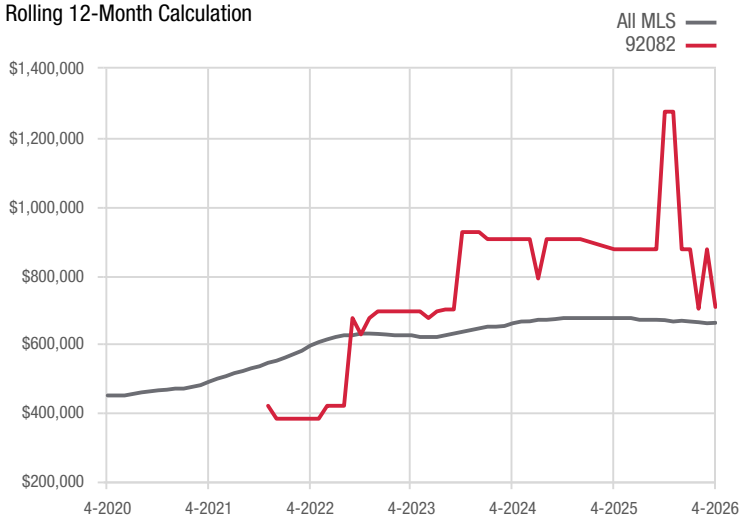
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.