Local Market Update for May 2026

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

91962

Pine Valley

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	3	**1**	- 66.7%	24	**16**	- 33.3%
Pending Sales	1	**2**	+ 100.0%	16	**13**	- 18.8%
Closed Sales	3	**4**	+ 33.3%	14	**8**	- 42.9%
Median Sales Price*	$749,000	**$835,000**	+ 11.5%	$680,000	**$759,950**	+ 11.8%
Percent of Original List Price Received*	93.6%	**95.2%**	+ 1.7%	99.1%	**96.5%**	- 2.6%
Days on Market Until Sale	27	**58**	+ 114.8%	36	**76**	+ 111.1%
Inventory of Homes for Sale	10	**7**	- 30.0%	—	—	—
Months Supply of Inventory	3.8	**2.8**	- 26.3%	—	—	—

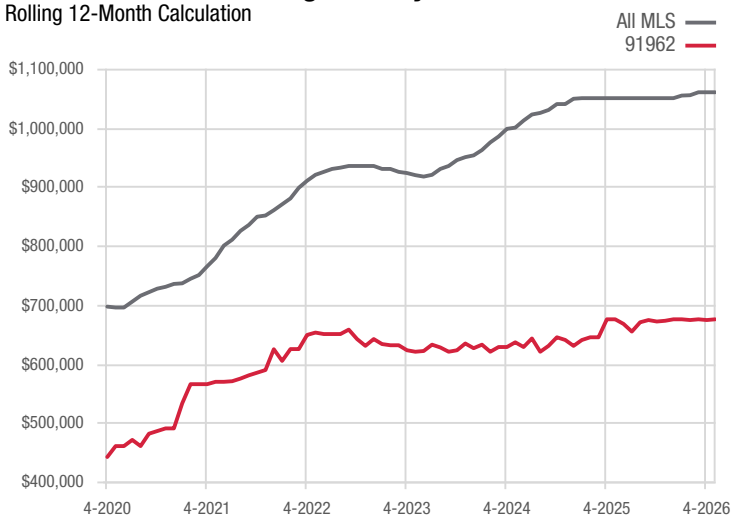
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	1	**0**	- 100.0%	3	**0**	- 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	1	**0**	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

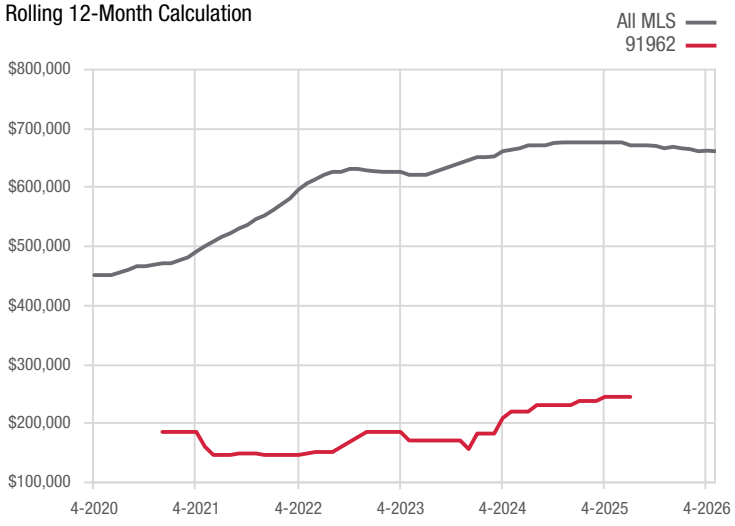
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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