Local Market Update for July 2026

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

91962

Pine Valley

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	2	**2**	0.0%	33	**24**	- 27.3%
Pending Sales	3	**1**	- 66.7%	22	**17**	- 22.7%
Closed Sales	2	**4**	+ 100.0%	18	**17**	- 5.6%
Median Sales Price*	$656,250	**$680,000**	+ 3.6%	$675,000	**$719,900**	+ 6.7%
Percent of Original List Price Received*	97.3%	**96.1%**	- 1.2%	98.7%	**97.9%**	- 0.8%
Days on Market Until Sale	24	**70**	+ 191.7%	33	**62**	+ 87.9%
Inventory of Homes for Sale	10	**8**	- 20.0%	—	—	—
Months Supply of Inventory	3.8	**3.4**	- 10.5%	—	—	—

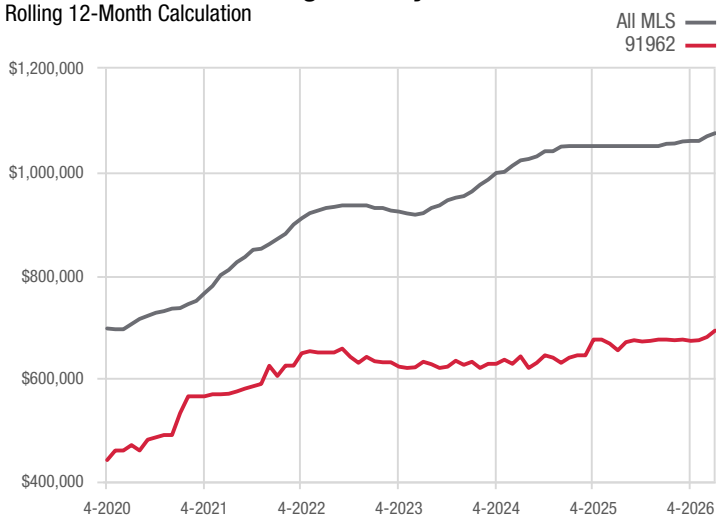
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	1	**0**	- 100.0%	6	**1**	- 83.3%
Pending Sales	0	**0**	0.0%	0	**1**	—
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	4	**0**	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

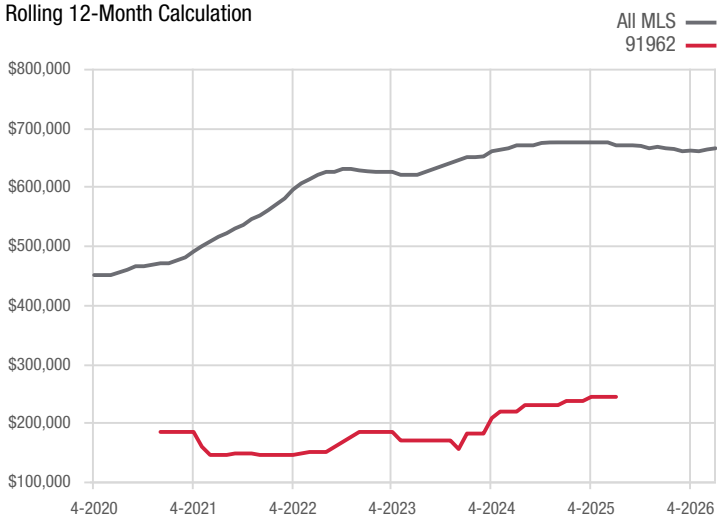
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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