Local Market Update for July 2026

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

92061

Pauma Valley

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	9	**2**	- 77.8%	30	**21**	- 30.0%
Pending Sales	1	**1**	0.0%	11	**12**	+ 9.1%
Closed Sales	2	**2**	0.0%	12	**13**	+ 8.3%
Median Sales Price*	$1,210,000	**$947,500**	- 21.7%	$987,500	**$1,150,000**	+ 16.5%
Percent of Original List Price Received*	100.0%	**92.3%**	- 7.7%	95.6%	**89.4%**	- 6.5%
Days on Market Until Sale	22	**131**	+ 495.5%	47	**91**	+ 93.6%
Inventory of Homes for Sale	18	**11**	- 38.9%	—	—	—
Months Supply of Inventory	10.6	**6.0**	- 43.4%	—	—	—

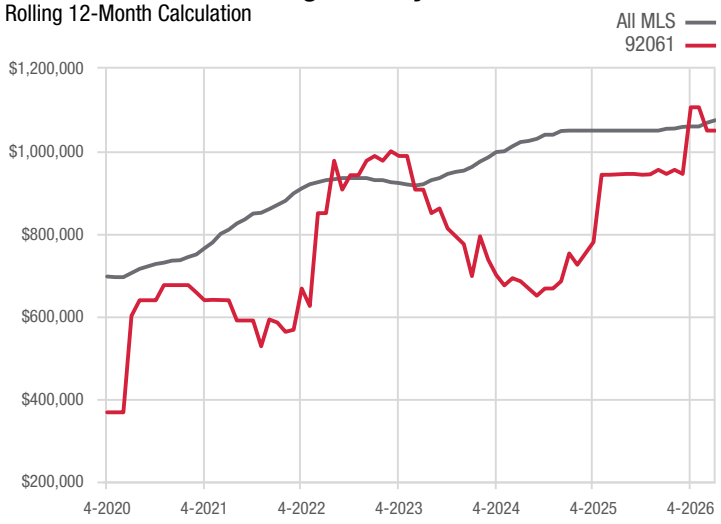
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	1	**3**	+ 200.0%	8	**12**	+ 50.0%
Pending Sales	0	**0**	0.0%	3	**2**	- 33.3%
Closed Sales	1	**1**	0.0%	2	**2**	0.0%
Median Sales Price*	$600,000	**$500,000**	- 16.7%	$697,500	**$615,000**	- 11.8%
Percent of Original List Price Received*	87.1%	**89.4%**	+ 2.6%	93.5%	**93.5%**	0.0%
Days on Market Until Sale	98	**117**	+ 19.4%	70	**196**	+ 180.0%
Inventory of Homes for Sale	5	**7**	+ 40.0%	—	—	—
Months Supply of Inventory	4.0	**7.0**	+ 75.0%	—	—	—

* 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.

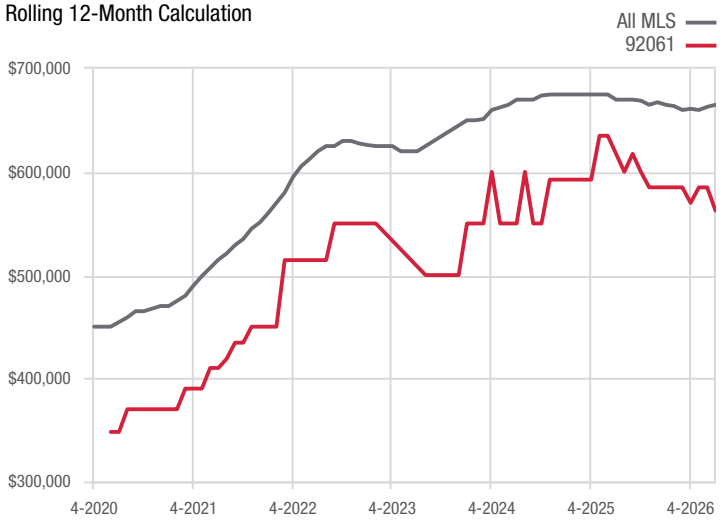
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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