Local Market Update for July 2026

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

92082

Valley Center

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	34	**30**	- 11.8%	225	**220**	- 2.2%
Pending Sales	20	**21**	+ 5.0%	123	**140**	+ 13.8%
Closed Sales	15	**24**	+ 60.0%	120	**132**	+ 10.0%
Median Sales Price*	$895,000	**$1,055,000**	+ 17.9%	$994,500	**$932,500**	- 6.2%
Percent of Original List Price Received*	95.3%	**97.9%**	+ 2.7%	97.1%	**98.1%**	+ 1.0%
Days on Market Until Sale	61	**56**	- 8.2%	57	**52**	- 8.8%
Inventory of Homes for Sale	87	**67**	- 23.0%	—	—	—
Months Supply of Inventory	4.9	**3.8**	- 22.4%	—	—	—

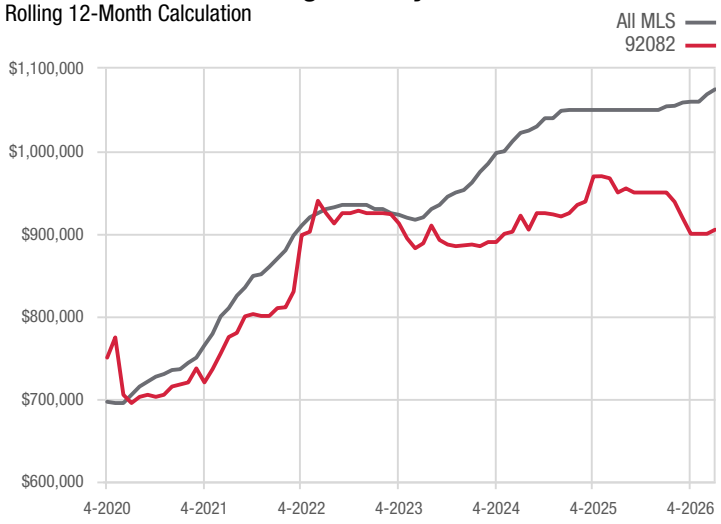
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	0	**0**	0.0%	7	**2**	- 71.4%
Pending Sales	0	**0**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	0.0%	1	**3**	+ 200.0%
Median Sales Price*	—	—	—	$875,000	**$885,000**	+ 1.1%
Percent of Original List Price Received*	—	—	—	98.4%	**89.3%**	- 9.2%
Days on Market Until Sale	—	—	—	44	**75**	+ 70.5%
Inventory of Homes for Sale	4	**1**	- 75.0%	—	—	—
Months Supply of Inventory	4.0	**0.8**	- 80.0%	—	—	—

* 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.

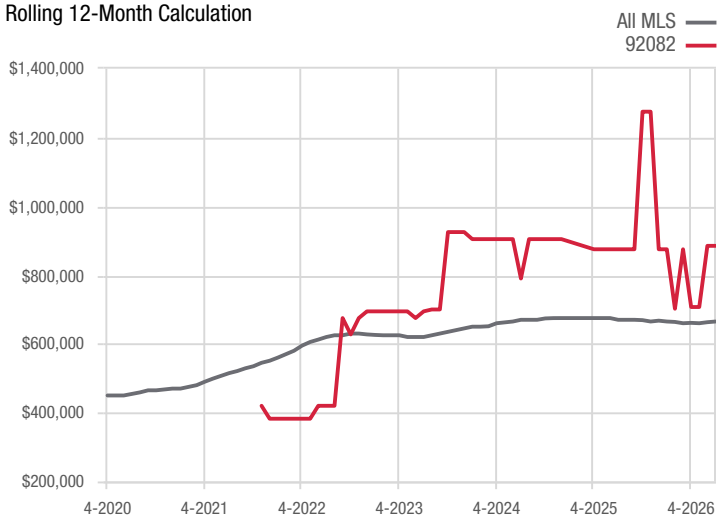
Median Sales Price - Single Family

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.