Local Market Update for August 2026

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

91962

Pine Valley

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	9	**9**	0.0%	44	**34**	- 22.7%
Pending Sales	2	**2**	0.0%	24	**19**	- 20.8%
Closed Sales	3	**0**	- 100.0%	21	**17**	- 19.0%
Median Sales Price*	$670,000	—	—	$675,000	**$719,900**	+ 6.7%
Percent of Original List Price Received*	99.9%	—	—	98.9%	**97.9%**	- 1.0%
Days on Market Until Sale	57	—	—	37	**62**	+ 67.6%
Inventory of Homes for Sale	12	**12**	0.0%	—	—	—
Months Supply of Inventory	4.8	**5.1**	+ 6.3%	—	—	—

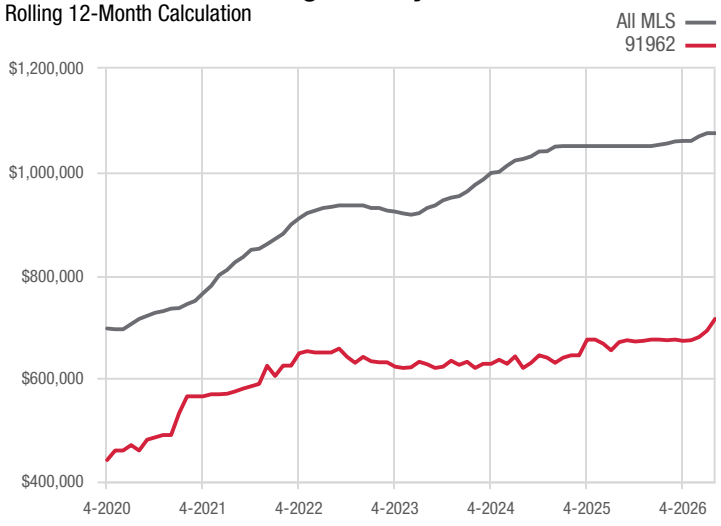
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	6	**1**	- 83.3%
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	3	**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.

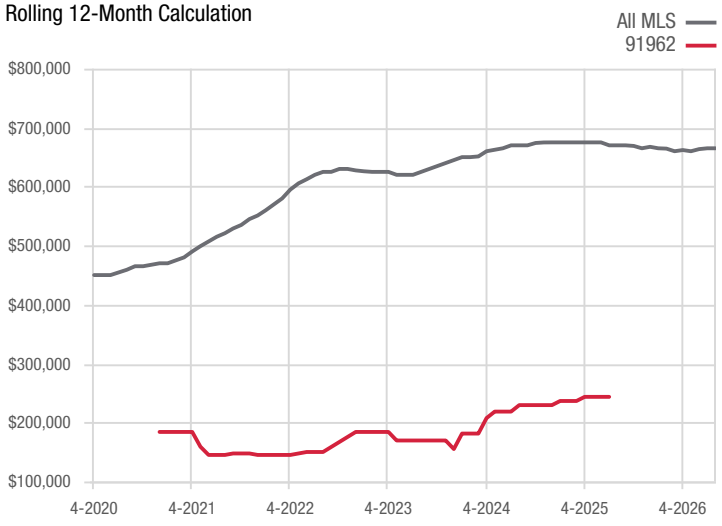
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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