Local Market Update for August 2026

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

92061

Pauma Valley

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	2	**0**	- 100.0%	32	**21**	- 34.4%
Pending Sales	2	**1**	- 50.0%	13	**13**	0.0%
Closed Sales	2	**0**	- 100.0%	14	**13**	- 7.1%
Median Sales Price*	$1,270,000	—	—	$987,500	**$1,150,000**	+ 16.5%
Percent of Original List Price Received*	94.4%	—	—	95.4%	**89.4%**	- 6.3%
Days on Market Until Sale	22	—	—	43	**91**	+ 111.6%
Inventory of Homes for Sale	16	**8**	- 50.0%	—	—	—
Months Supply of Inventory	8.9	**4.6**	- 48.3%	—	—	—

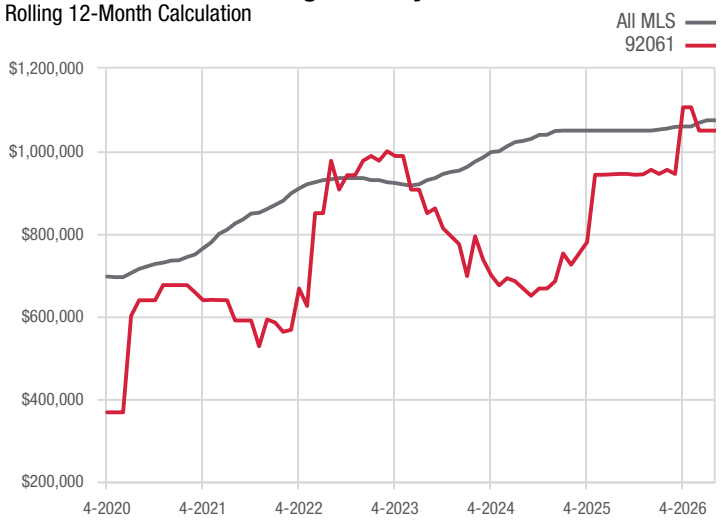
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**2**	+ 100.0%	9	**14**	+ 55.6%
Pending Sales	0	**0**	0.0%	3	**2**	- 33.3%
Closed Sales	1	**0**	- 100.0%	3	**2**	- 33.3%
Median Sales Price*	$570,000	—	—	$600,000	**$615,000**	+ 2.5%
Percent of Original List Price Received*	87.8%	—	—	91.6%	**93.5%**	+ 2.1%
Days on Market Until Sale	36	—	—	59	**196**	+ 232.2%
Inventory of Homes for Sale	5	**8**	+ 60.0%	—	—	—
Months Supply of Inventory	3.8	**8.0**	+ 110.5%	—	—	—

* 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.

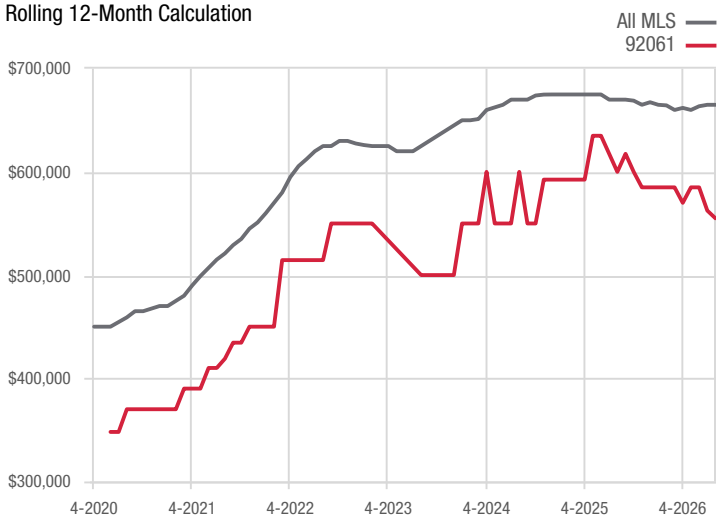
Median Sales Price - Single Family

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.