Local Market Update for August 2026

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

92082

Valley Center

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	28	**24**	- 14.3%	245	**249**	+ 1.6%
Pending Sales	14	**17**	+ 21.4%	137	**157**	+ 14.6%
Closed Sales	15	**12**	- 20.0%	135	**144**	+ 6.7%
Median Sales Price*	$906,000	**$1,131,000**	+ 24.8%	$975,000	**$949,450**	- 2.6%
Percent of Original List Price Received*	95.8%	**98.8%**	+ 3.1%	97.0%	**98.1%**	+ 1.1%
Days on Market Until Sale	57	**69**	+ 21.1%	57	**53**	- 7.0%
Inventory of Homes for Sale	81	**62**	- 23.5%	—	**—**	—
Months Supply of Inventory	4.7	**3.5**	- 25.5%	—	**—**	—

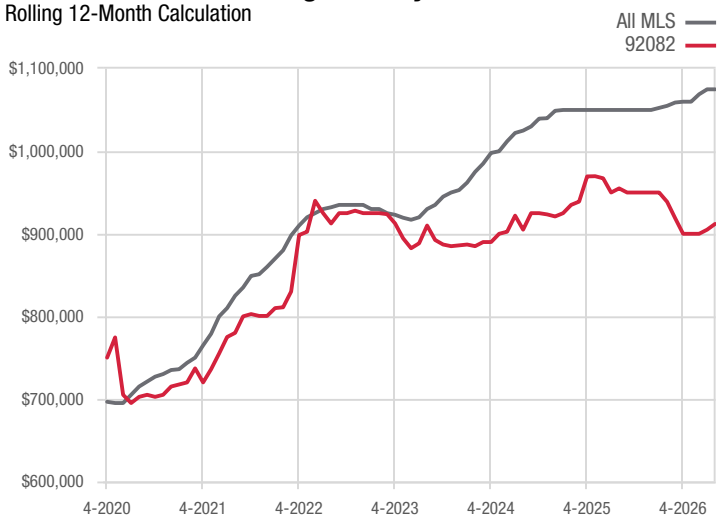
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**0**	- 100.0%	8	**3**	- 62.5%
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	5	**0**	- 100.0%	—	**—**	—
Months Supply of Inventory	5.0	**—**	—	—	**—**	—

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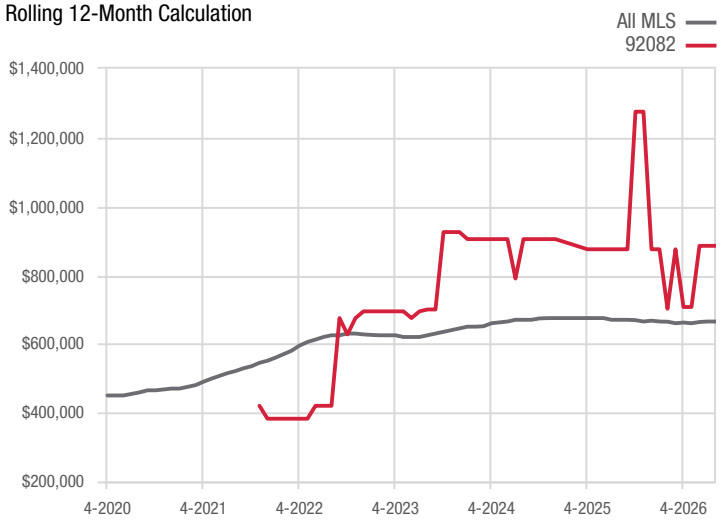
Median Sales Price - Single Family

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.