

Local Market Update for September 2026

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

91962

Pine Valley

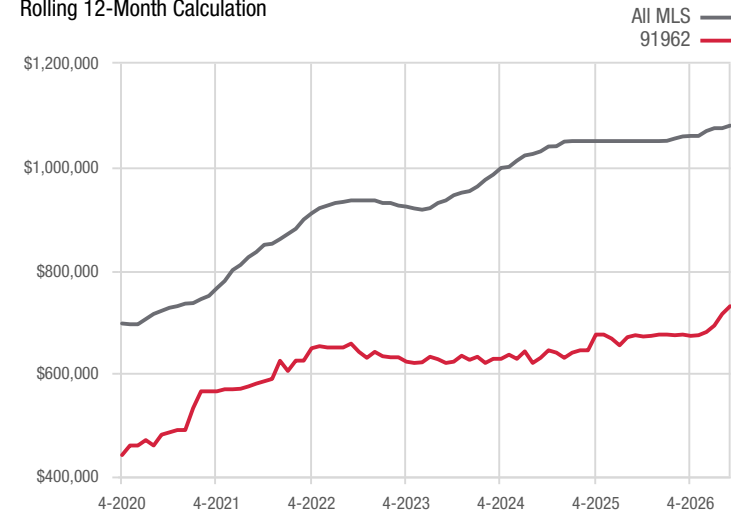
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	3	+ 50.0%	45	36	- 20.0%
Pending Sales	2	1	- 50.0%	26	22	- 15.4%
Closed Sales	1	3	+ 200.0%	22	20	- 9.1%
Median Sales Price*	\$685,000	\$756,000	+ 10.4%	\$675,000	\$732,500	+ 8.5%
Percent of Original List Price Received*	103.0%	101.5%	- 1.5%	99.0%	98.5%	- 0.5%
Days on Market Until Sale	12	77	+ 541.7%	36	64	+ 77.8%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	4.0	3.7	- 7.5%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% 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

