

Local Market Update for September 2026

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

92061

Pauma Valley

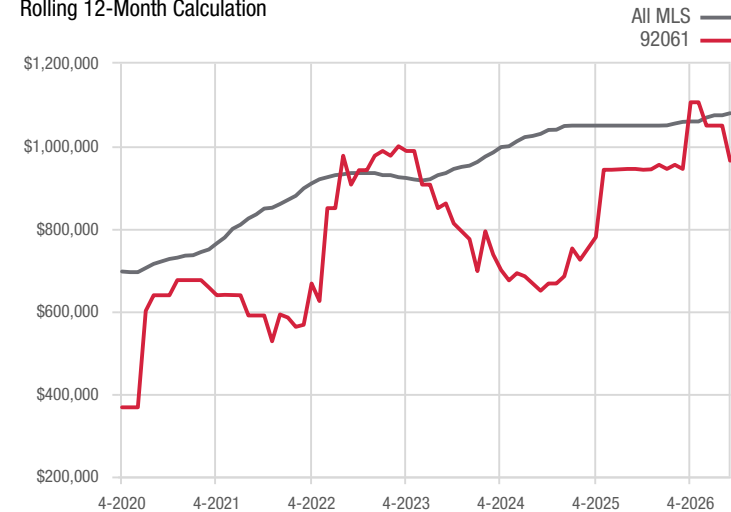
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	7	2	- 71.4%	39	23	- 41.0%
Pending Sales	3	0	- 100.0%	16	14	- 12.5%
Closed Sales	0	2	—	14	15	+ 7.1%
Median Sales Price*	—	\$609,500	—	\$987,500	\$1,050,000	+ 6.3%
Percent of Original List Price Received*	—	100.0%	—	95.4%	90.8%	- 4.8%
Days on Market Until Sale	—	16	—	43	81	+ 88.4%
Inventory of Homes for Sale	16	6	- 62.5%	—	—	—
Months Supply of Inventory	8.4	3.5	- 58.3%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	0	1	—	9	15	+ 66.7%
Pending Sales	1	1	0.0%	4	3	- 25.0%
Closed Sales	0	1	—	3	3	0.0%
Median Sales Price*	—	\$609,400	—	\$600,000	\$609,400	+ 1.6%
Percent of Original List Price Received*	—	97.5%	—	91.6%	94.8%	+ 3.5%
Days on Market Until Sale	—	70	—	59	154	+ 161.0%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	3.2	7.0	+ 118.8%	—	—	—

* 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

