

Local Market Update for September 2026

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

92082

Valley Center

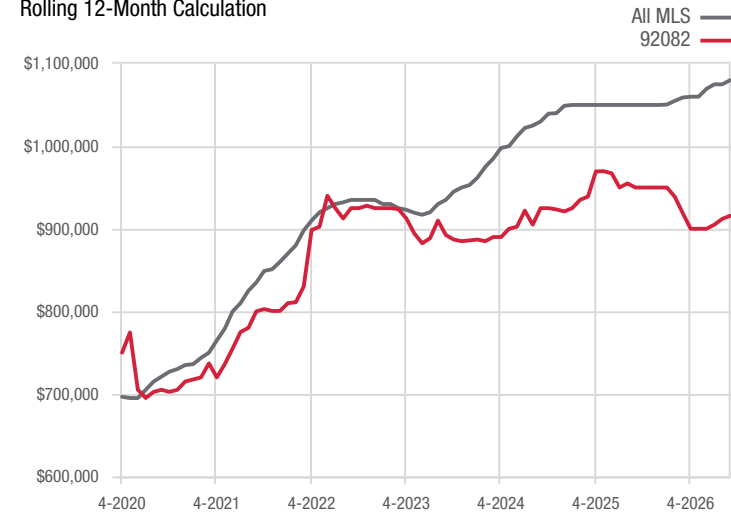
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	21	25	+ 19.0%	271	270	- 0.4%
Pending Sales	19	12	- 36.8%	156	170	+ 9.0%
Closed Sales	15	22	+ 46.7%	150	166	+ 10.7%
Median Sales Price*	\$820,000	\$905,000	+ 10.4%	\$972,500	\$944,500	- 2.9%
Percent of Original List Price Received*	92.3%	96.8%	+ 4.9%	96.5%	97.9%	+ 1.5%
Days on Market Until Sale	86	49	- 43.0%	60	52	- 13.3%
Inventory of Homes for Sale	74	64	- 13.5%	—	—	—
Months Supply of Inventory	4.3	3.7	- 14.0%	—	—	—

* 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	2	1	- 50.0%	10	3	- 70.0%
Pending Sales	2	0	- 100.0%	3	1	- 66.7%
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	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.7	1.0	- 63.0%	—	—	—

* 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

