# Local Market Update for October 2026

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

# 91962

## Pine Valley

| Detached | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 4 | **0** | - 100.0% | 49 | **36** | - 26.5% |
| Pending Sales | 2 | **1** | - 50.0% | 28 | **23** | - 17.9% |
| Closed Sales | 2 | **1** | - 50.0% | 24 | **21** | - 12.5% |
| Median Sales Price* | $671,250 | **$653,000** | - 2.7% | $675,000 | **$730,000** | + 8.1% |
| Percent of Original List Price Received* | 97.7% | **96.2%** | - 1.5% | 98.9% | **98.3%** | - 0.6% |
| Days on Market Until Sale | 19 | **0** | - 100.0% | 34 | **61** | + 79.4% |
| Inventory of Homes for Sale | 11 | **8** | - 27.3% | — | **—** | — |
| Months Supply of Inventory | 4.3 | **3.4** | - 20.9% | — | **—** | — |

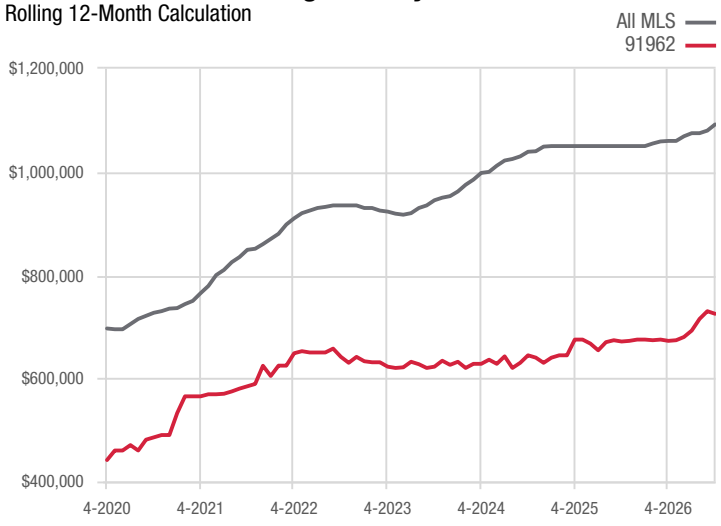
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% 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 | — | **—** | — | — | **—** | — |

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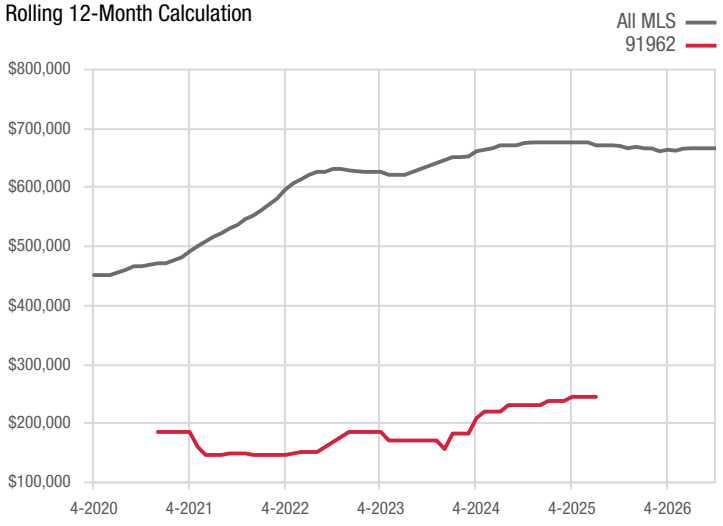
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




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Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.