Local Market Update for October 2026

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

92082

Valley Center

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	21	**27**	+ 28.6%	292	**297**	+ 1.7%
Pending Sales	19	**10**	- 47.4%	175	**179**	+ 2.3%
Closed Sales	22	**13**	- 40.9%	172	**179**	+ 4.1%
Median Sales Price*	$900,750	**$1,000,000**	+ 11.0%	$957,500	**$949,000**	- 0.9%
Percent of Original List Price Received*	93.0%	**97.5%**	+ 4.8%	96.1%	**97.9%**	+ 1.9%
Days on Market Until Sale	74	**49**	- 33.8%	62	**52**	- 16.1%
Inventory of Homes for Sale	63	**69**	+ 9.5%	—	—	—
Months Supply of Inventory	3.7	**4.2**	+ 13.5%	—	—	—

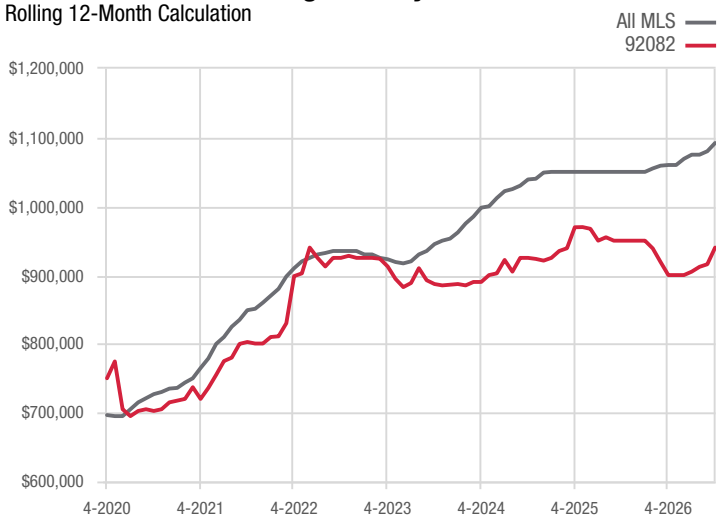
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**1**	- 66.7%	13	**4**	- 69.2%
Pending Sales	0	**0**	0.0%	3	**1**	- 66.7%
Closed Sales	1	**0**	- 100.0%	2	**3**	+ 50.0%
Median Sales Price*	$1,675,000	—	—	$1,275,000	**$885,000**	- 30.6%
Percent of Original List Price Received*	93.1%	—	—	95.8%	**89.3%**	- 6.8%
Days on Market Until Sale	5	—	—	25	**75**	+ 200.0%
Inventory of Homes for Sale	4	**2**	- 50.0%	—	—	—
Months Supply of Inventory	2.7	**2.0**	- 25.9%	—	—	—

* 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.

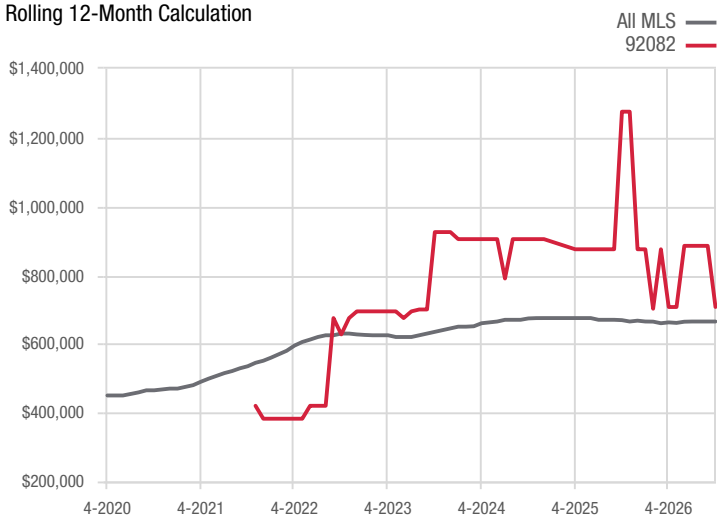
Median Sales Price - Single Family

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.