

# Local Market Update for July 2025

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

## 91962

Pine Valley

Detached	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
<b>Key Metrics</b>						
New Listings	4	2	- 50.0%	22	35	+ 59.1%
Pending Sales	3	3	0.0%	15	22	+ 46.7%
Closed Sales	2	2	0.0%	14	18	+ 28.6%
Median Sales Price*	\$692,500	\$656,250	- 5.2%	\$647,500	\$675,000	+ 4.2%
Percent of Original List Price Received*	107.4%	97.3%	- 9.4%	100.4%	98.7%	- 1.7%
Days on Market Until Sale	18	24	+ 33.3%	55	33	- 40.0%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	4.6	4.5	- 2.2%	--	--	--

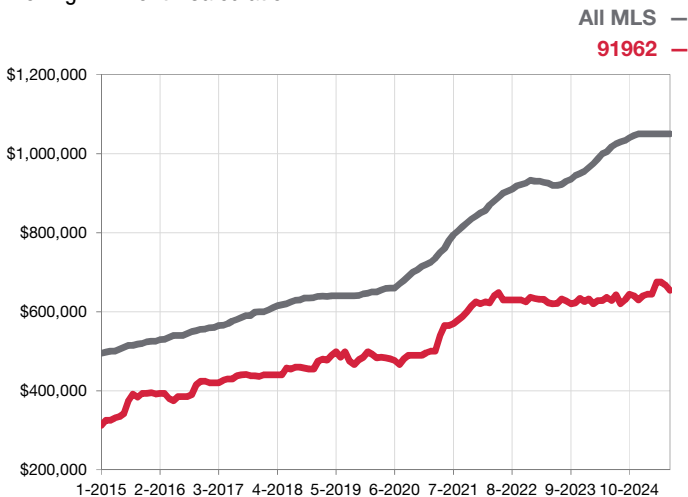
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
<b>Key Metrics</b>						
New Listings	0	1	--	1	6	+ 500.0%
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$218,500	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	94.0%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	122	0	- 100.0%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* 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

