

Local Market Update for April 2026

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

91962

Pine Valley

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	7	7	0.0%	21	15	- 28.6%
Pending Sales	2	6	+ 200.0%	15	11	- 26.7%
Closed Sales	5	1	- 80.0%	11	4	- 63.6%
Median Sales Price*	\$675,000	\$980,000	+ 45.2%	\$675,000	\$659,950	- 2.2%
Percent of Original List Price Received*	100.7%	89.1%	- 11.5%	100.5%	97.7%	- 2.8%
Days on Market Until Sale	71	225	+ 216.9%	39	94	+ 141.0%
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	3.1	3.3	+ 6.5%	—	—	—

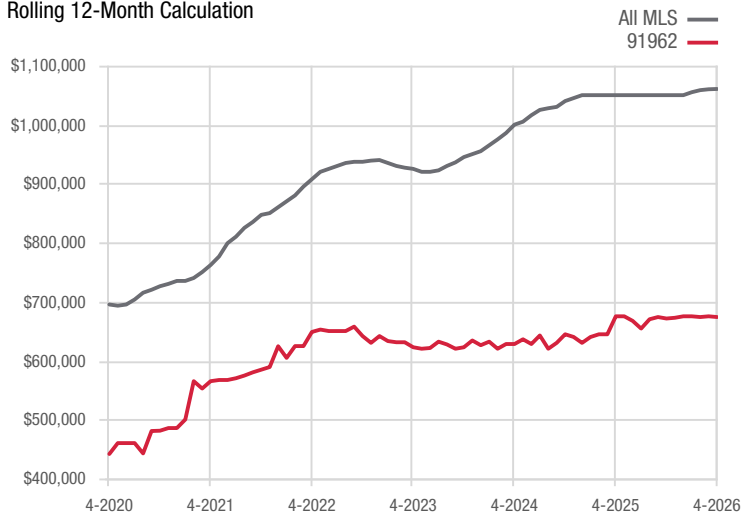
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	2	0	- 100.0%
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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

