

Local Market Update for September 2025

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

91962

Pine Valley

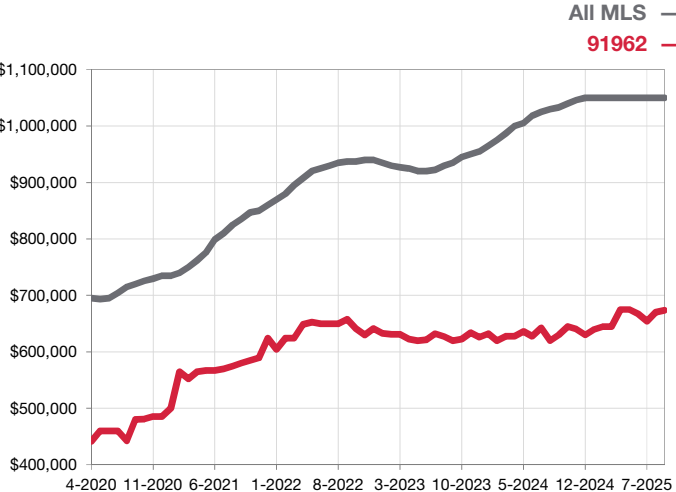
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	2	2	0.0%	29	46	+ 58.6%
Pending Sales	2	2	0.0%	21	26	+ 23.8%
Closed Sales	6	1	- 83.3%	22	22	0.0%
Median Sales Price*	\$644,500	\$685,000	+ 6.3%	\$630,000	\$675,000	+ 7.1%
Percent of Original List Price Received*	95.2%	103.0%	+ 8.2%	98.6%	99.0%	+ 0.4%
Days on Market Until Sale	47	12	- 74.5%	53	36	- 32.1%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	4.2	4.4	+ 4.8%	--	--	--

* 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	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	0	0	--	1	6	+ 500.0%
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$229,500	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	94.5%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	81	0	- 100.0%
Inventory of Homes for Sale	0	3	--	--	--	--
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

