

# Local Market Update for December 2025

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

## 91962

Pine Valley

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		1	2	+ 100.0%	37	55	+ 48.6%
Pending Sales		1	0	- 100.0%	25	31	+ 24.0%
Closed Sales		3	3	0.0%	28	31	+ 10.7%
Median Sales Price*		\$615,000	<b>\$715,000</b>	+ 16.3%	\$629,950	<b>\$675,000</b>	+ 7.2%
Percent of Original List Price Received*		100.2%	<b>94.3%</b>	- 5.9%	98.6%	<b>97.6%</b>	- 1.0%
Days on Market Until Sale		40	<b>64</b>	+ 60.0%	51	<b>42</b>	- 17.6%
Inventory of Homes for Sale		9	<b>11</b>	+ 22.2%	--	--	--
Months Supply of Inventory		4.3	<b>3.9</b>	- 9.3%	--	--	--

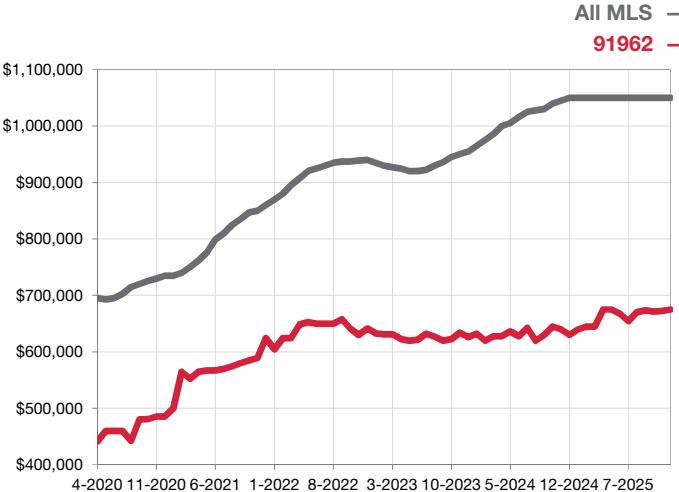
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	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	<b>\$0</b>	--	\$229,500	<b>\$0</b>	- 100.0%
Percent of Original List Price Received*		0.0%	<b>0.0%</b>	--	94.5%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale		0	<b>0</b>	--	81	<b>0</b>	- 100.0%
Inventory of Homes for Sale		0	<b>2</b>	--	--	--	--
Months Supply of Inventory		0.0	<b>0.0</b>	--	--	--	--

\* 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

