

Local Market Update for May 2025

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

91962

Pine Valley

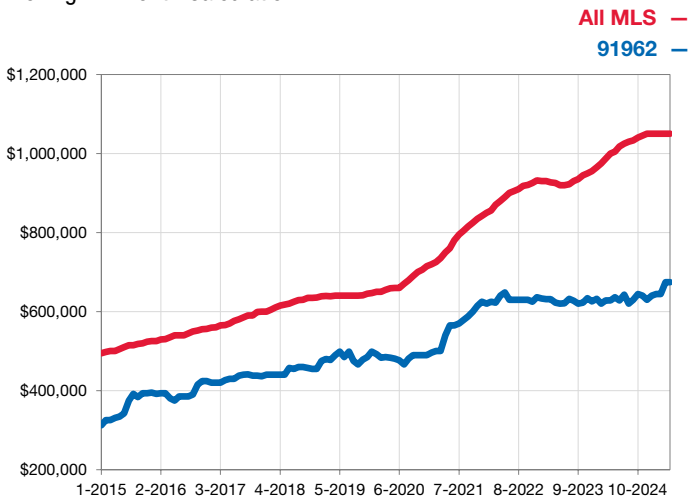
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	5	3	- 40.0%	13	26	+ 100.0%
Pending Sales	4	1	- 75.0%	9	16	+ 77.8%
Closed Sales	1	3	+ 200.0%	9	14	+ 55.6%
Median Sales Price*	\$888,000	\$749,000	- 15.7%	\$620,000	\$680,000	+ 9.7%
Percent of Original List Price Received*	96.6%	93.6%	- 3.1%	96.9%	99.1%	+ 2.3%
Days on Market Until Sale	157	27	- 82.8%	74	36	- 51.4%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	3.3	4.5	+ 36.4%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	0	1	--	0	3	--
Pending Sales	0	0	--	1	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	1	--	--	--	--
Months Supply of Inventory	0.0	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

