

Local Market Update for February 2026

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

91962

Pine Valley

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	4	2	- 50.0%	7	4	- 42.9%
Pending Sales	5	2	- 60.0%	7	3	- 57.1%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$717,000	\$525,000	- 26.8%	\$717,000	\$525,000	- 26.8%
Percent of Original List Price Received*	100.7%	102.9%	+ 2.2%	100.7%	102.9%	+ 2.2%
Days on Market Until Sale	28	59	+ 110.7%	28	59	+ 110.7%
Inventory of Homes for Sale	4	9	+ 125.0%	—	—	—
Months Supply of Inventory	1.7	3.7	+ 117.6%	—	—	—

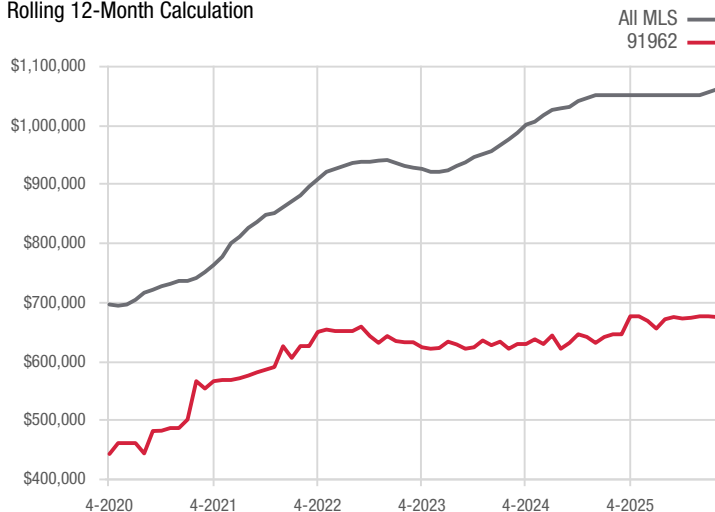
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	1	0	- 100.0%	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	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* 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

