

Local Market Update for December 2025

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

92061

Pauma Valley

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	0	0	--	34	44	+ 29.4%
Pending Sales	2	1	- 50.0%	19	21	+ 10.5%
Closed Sales	1	2	+ 100.0%	17	21	+ 23.5%
Median Sales Price*	\$420,000	\$1,300,000	+ 209.5%	\$685,000	\$965,000	+ 40.9%
Percent of Original List Price Received*	84.2%	91.2%	+ 8.3%	94.6%	95.9%	+ 1.4%
Days on Market Until Sale	80	67	- 16.3%	47	44	- 6.4%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	5.3	4.7	- 11.3%	--	--	--

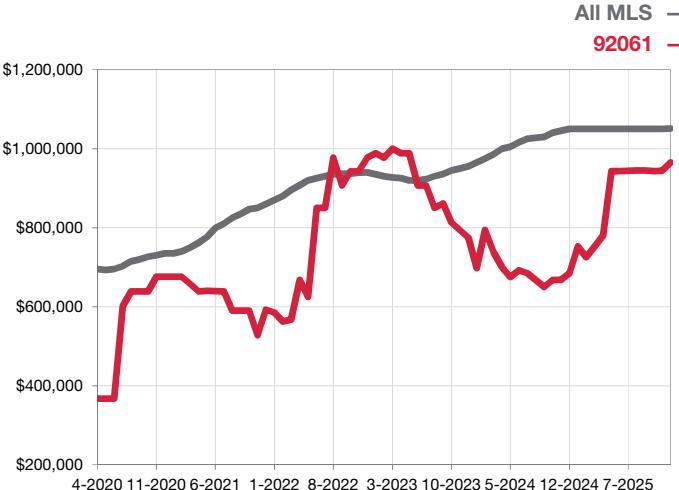
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	0	0	--	4	10	+ 150.0%
Pending Sales	0	0	--	4	4	0.0%
Closed Sales	0	0	--	6	4	- 33.3%
Median Sales Price*	\$0	\$0	--	\$592,500	\$585,000	- 1.3%
Percent of Original List Price Received*	0.0%	0.0%	--	96.5%	92.7%	- 3.9%
Days on Market Until Sale	0	0	--	33	70	+ 112.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

