

Local Market Update for August 2025

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

92061

Pauma Valley

Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	2	2	0.0%	24	33	+ 37.5%
Pending Sales	1	2	+ 100.0%	15	13	- 13.3%
Closed Sales	1	2	+ 100.0%	15	14	- 6.7%
Median Sales Price*	\$645,000	\$1,270,000	+ 96.9%	\$700,000	\$987,500	+ 41.1%
Percent of Original List Price Received*	86.1%	94.4%	+ 9.6%	95.0%	95.4%	+ 0.4%
Days on Market Until Sale	141	22	- 84.4%	54	43	- 20.4%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	4.2	8.9	+ 111.9%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	1	1	0.0%	4	9	+ 125.0%
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	0	1	--	4	3	- 25.0%
Median Sales Price*	\$0	\$570,000	--	\$600,000	\$600,000	0.0%
Percent of Original List Price Received*	0.0%	87.8%	--	95.2%	91.6%	- 3.8%
Days on Market Until Sale	0	36	--	46	59	+ 28.3%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	3.8	--	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

