

# Local Market Update for April 2026

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

## 92061

Pauma Valley

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	15	14	- 6.7%
Pending Sales	2	2	0.0%	6	9	+ 50.0%
Closed Sales	2	3	+ 50.0%	6	8	+ 33.3%
Median Sales Price*	\$751,500	<b>\$1,800,000</b>	+ 139.5%	\$986,500	<b>\$1,430,000</b>	+ 45.0%
Percent of Original List Price Received*	95.4%	<b>89.8%</b>	- 5.9%	95.7%	<b>86.6%</b>	- 9.5%
Days on Market Until Sale	39	<b>147</b>	+ 276.9%	44	<b>98</b>	+ 122.7%
Inventory of Homes for Sale	11	<b>12</b>	+ 9.1%	—	—	—
Months Supply of Inventory	6.1	<b>6.0</b>	- 1.6%	—	—	—

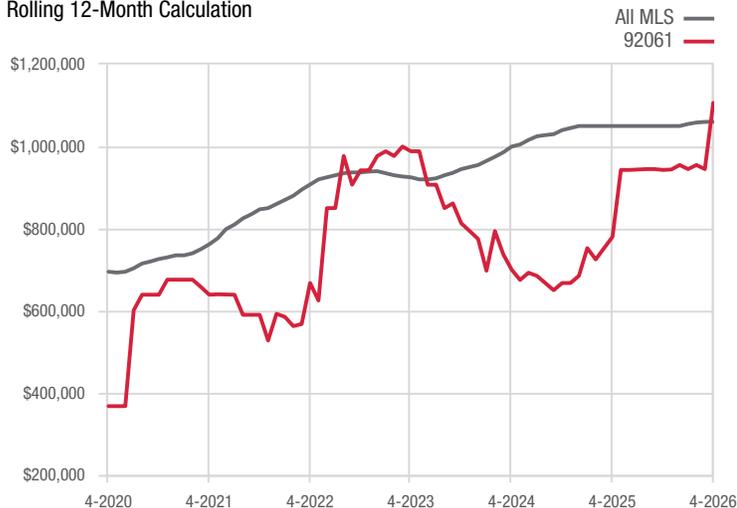
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	4	6	+ 50.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$795,000	—	—	\$795,000	—	—
Percent of Original List Price Received*	100.0%	—	—	100.0%	—	—
Days on Market Until Sale	42	—	—	42	—	—
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	3.0	<b>4.7</b>	+ 56.7%	—	—	—

\* 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

