Local Market Update for October 2025

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

92061

Pauma Valley

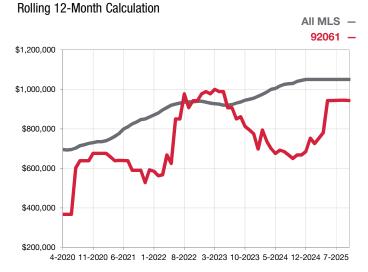
Detached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	4	4	0.0%	27	43	+ 59.3%	
Pending Sales	2	2	0.0%	16	18	+ 12.5%	
Closed Sales	1	3	+ 200.0%	15	17	+ 13.3%	
Median Sales Price*	\$1,100,000	\$859,000	- 21.9%	\$700,000	\$945,000	+ 35.0%	
Percent of Original List Price Received*	84.6%	99.2%	+ 17.3%	94.9%	96.1%	+ 1.3%	
Days on Market Until Sale	47	51	+ 8.5%	48	45	- 6.3%	
Inventory of Homes for Sale	9	14	+ 55.6%				
Months Supply of Inventory	4.7	7.3	+ 55.3%				

^{*} 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	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	0	1		4	10	+ 150.0%	
Pending Sales	1	0	- 100.0%	4	4	0.0%	
Closed Sales	0	1		5	4	- 20.0%	
Median Sales Price*	\$0	\$555,000		\$550,000	\$585,000	+ 6.4%	
Percent of Original List Price Received*	0.0%	95.9%		96.2%	92.7%	- 3.6%	
Days on Market Until Sale	0	102		37	70	+ 89.2%	
Inventory of Homes for Sale	0	3					
Months Supply of Inventory	0.0	2.3					

^{*} 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.

Median Sales Price - Single Family



Median Sales Price - Townhouse-Condo

