

Local Market Update for June 2026

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

92061

Pauma Valley

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	3	3	0.0%	21	19	- 9.5%
Pending Sales	2	1	- 50.0%	10	11	+ 10.0%
Closed Sales	2	1	- 50.0%	10	11	+ 10.0%
Median Sales Price*	\$931,000	\$715,000	- 23.2%	\$987,500	\$1,200,000	+ 21.5%
Percent of Original List Price Received*	89.0%	98.1%	+ 10.2%	94.7%	88.8%	- 6.2%
Days on Market Until Sale	46	81	+ 76.1%	52	84	+ 61.5%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	5.9	7.1	+ 20.3%	—	—	—

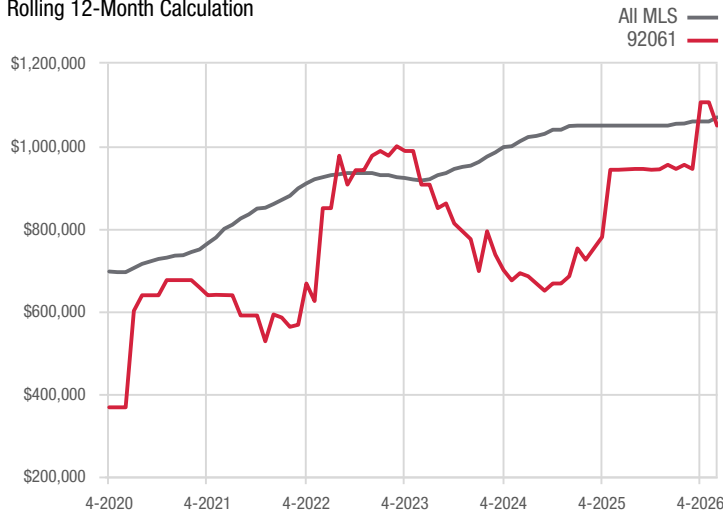
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	1	2	+ 100.0%	7	9	+ 28.6%
Pending Sales	2	1	- 50.0%	3	2	- 33.3%
Closed Sales	0	0	0.0%	1	1	0.0%
Median Sales Price*	—	—	—	\$795,000	\$730,000	- 8.2%
Percent of Original List Price Received*	—	—	—	100.0%	97.5%	- 2.5%
Days on Market Until Sale	—	—	—	42	275	+ 554.8%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	3.2	7.0	+ 118.8%	—	—	—

* 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

