

# Local Market Update for May 2025

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

## 92061

Pauma Valley

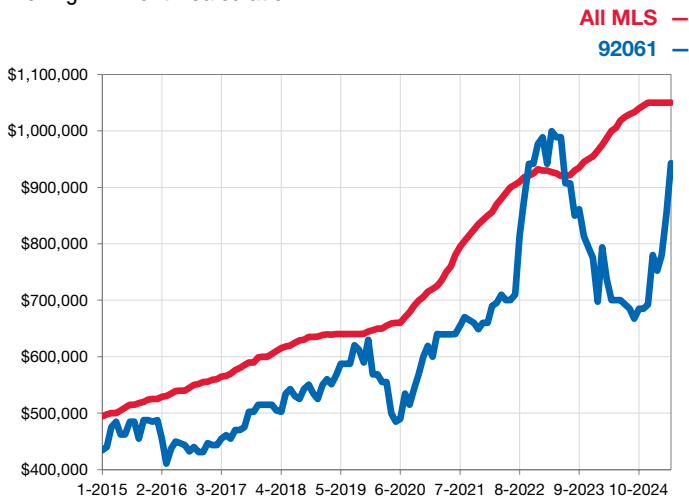
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	4	3	- 25.0%	18	18	0.0%
Pending Sales	4	2	- 50.0%	12	8	- 33.3%
Closed Sales	3	2	- 33.3%	9	8	- 11.1%
Median Sales Price*	\$929,000	\$1,097,500	+ 18.1%	\$700,000	\$987,500	+ 41.1%
Percent of Original List Price Received*	93.2%	97.5%	+ 4.6%	95.9%	96.2%	+ 0.3%
Days on Market Until Sale	73	80	+ 9.6%	61	53	- 13.1%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	5.2	6.9	+ 32.7%	--	--	--

\* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	0	2	--	3	6	+ 100.0%
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$600,000	\$795,000	+ 32.5%
Percent of Original List Price Received*	84.7%	0.0%	- 100.0%	95.2%	100.0%	+ 5.0%
Days on Market Until Sale	56	0	- 100.0%	46	42	- 8.7%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	5.0	--	--	--	--

\* 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

