

Local Market Update for October 2024

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

92061

Pauma Valley

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	5	2	- 60.0%	32	29	- 9.4%
Pending Sales	1	2	+ 100.0%	13	17	+ 30.8%
Closed Sales	0	1	--	12	16	+ 33.3%
Median Sales Price*	\$0	\$1,100,000	--	\$861,500	\$712,500	- 17.3%
Percent of Original List Price Received*	0.0%	84.6%	--	93.6%	94.4%	+ 0.9%
Days on Market Until Sale	0	47	--	55	54	- 1.8%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	9.6	4.0	- 58.3%	--	--	--

* 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.

Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	2	0	- 100.0%	5	5	0.0%
Pending Sales	0	1	--	1	4	+ 300.0%
Closed Sales	0	0	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$0	--	\$500,000	\$550,000	+ 10.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	96.2%	- 3.8%
Days on Market Until Sale	0	0	--	11	37	+ 236.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

* 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

