

# Local Market Update for March 2026

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

## 92082

Valley Center

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	34	31	- 8.8%	97	89	- 8.2%
Pending Sales	20	18	- 10.0%	62	50	- 19.4%
Closed Sales	25	10	- 60.0%	54	37	- 31.5%
Median Sales Price*	\$1,000,000	<b>\$942,450</b>	- 5.8%	\$975,000	<b>\$899,900</b>	- 7.7%
Percent of Original List Price Received*	97.7%	<b>96.9%</b>	- 0.8%	97.2%	<b>98.7%</b>	+ 1.5%
Days on Market Until Sale	39	52	+ 33.3%	58	46	- 20.7%
Inventory of Homes for Sale	73	67	- 8.2%	—	—	—
Months Supply of Inventory	4.1	4.3	+ 4.9%	—	—	—

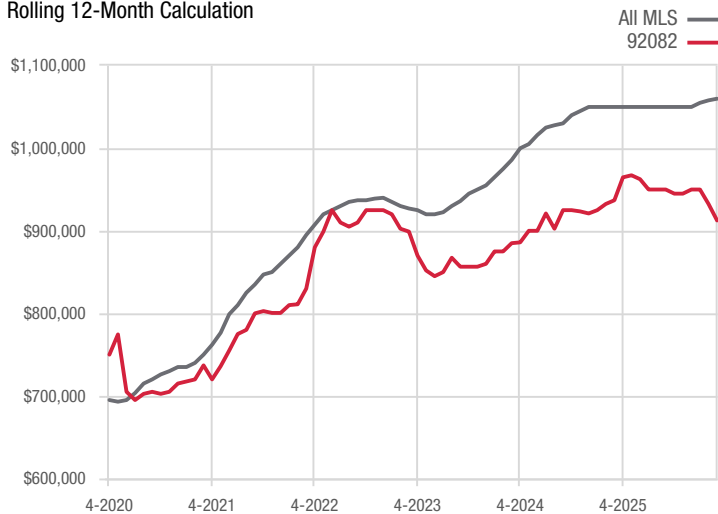
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	0	2	—	3	2	- 33.3%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	1	—	0	2	—
Median Sales Price*	—	<b>\$885,000</b>	—	—	<b>\$707,151</b>	—
Percent of Original List Price Received*	—	<b>91.3%</b>	—	—	<b>91.2%</b>	—
Days on Market Until Sale	—	20	—	—	61	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

\* 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

