

# Local Market Update for May 2026

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

## 92082

Valley Center

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	34	27	- 20.6%	154	159	+ 3.2%
Pending Sales	14	19	+ 35.7%	88	97	+ 10.2%
Closed Sales	13	22	+ 69.2%	91	87	- 4.4%
Median Sales Price*	\$975,000	<b>\$964,500</b>	- 1.1%	\$1,015,000	<b>\$912,500</b>	- 10.1%
Percent of Original List Price Received*	97.6%	<b>96.6%</b>	- 1.0%	97.1%	<b>97.8%</b>	+ 0.7%
Days on Market Until Sale	52	48	- 7.7%	59	53	- 10.2%
Inventory of Homes for Sale	85	74	- 12.9%	—	—	—
Months Supply of Inventory	4.9	4.4	- 10.2%	—	—	—

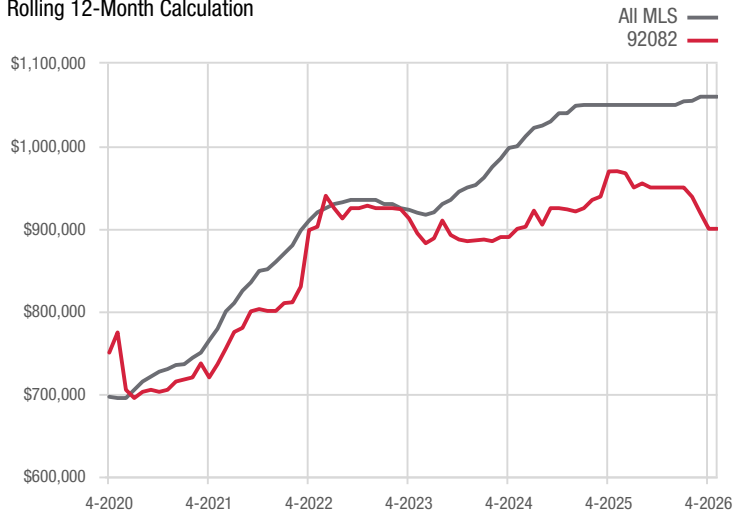
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	5	2	- 60.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Median Sales Price*	—	—	—	\$875,000	<b>\$707,151</b>	- 19.2%
Percent of Original List Price Received*	—	—	—	98.4%	<b>91.2%</b>	- 7.3%
Days on Market Until Sale	—	—	—	44	61	+ 38.6%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	4.0	1.5	- 62.5%	—	—	—

\* 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

