

# Local Market Update for July 2025

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

92082

Valley Center

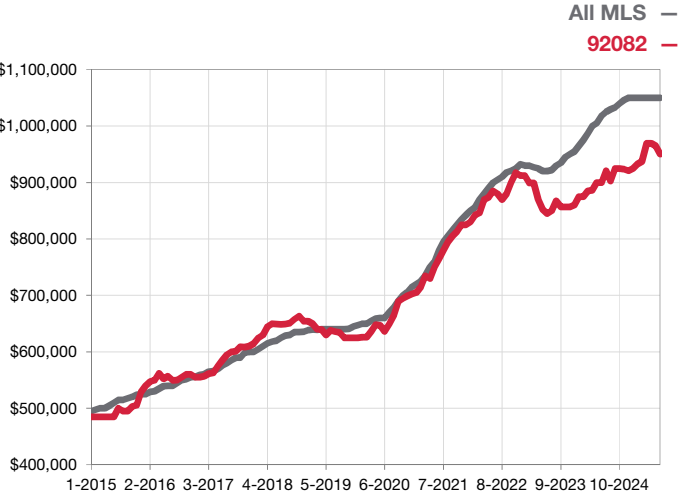
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	43	29	- 32.6%	223	223	0.0%
Pending Sales	14	14	0.0%	103	121	+ 17.5%
Closed Sales	24	14	- 41.7%	103	124	+ 20.4%
Median Sales Price*	\$957,500	\$894,000	- 6.6%	\$925,000	\$982,000	+ 6.2%
Percent of Original List Price Received*	96.7%	94.9%	- 1.9%	97.2%	97.2%	0.0%
Days on Market Until Sale	40	65	+ 62.5%	39	57	+ 46.2%
Inventory of Homes for Sale	86	86	0.0%	--	--	--
Months Supply of Inventory	5.8	4.9	- 15.5%	--	--	--

\* 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	0	0	--	0	6	--
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$904,500	\$875,000	- 3.3%
Percent of Original List Price Received*	0.0%	0.0%	--	84.6%	98.4%	+ 16.3%
Days on Market Until Sale	0	0	--	55	44	- 20.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--

\* 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

