

Local Market Update for January 2026

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

92082

Valley Center

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		33	25	- 24.2%	33	25	- 24.2%
Pending Sales		18	17	- 5.6%	18	17	- 5.6%
Closed Sales		16	11	- 31.3%	16	11	- 31.3%
Median Sales Price*		\$922,000	\$872,500	- 5.4%	\$922,000	\$872,500	- 5.4%
Percent of Original List Price Received*		96.8%	98.9%	+ 2.2%	96.8%	98.9%	+ 2.2%
Days on Market Until Sale		61	36	- 41.0%	61	36	- 41.0%
Inventory of Homes for Sale		74	51	- 31.1%	--	--	--
Months Supply of Inventory		4.5	3.1	- 31.1%	--	--	--

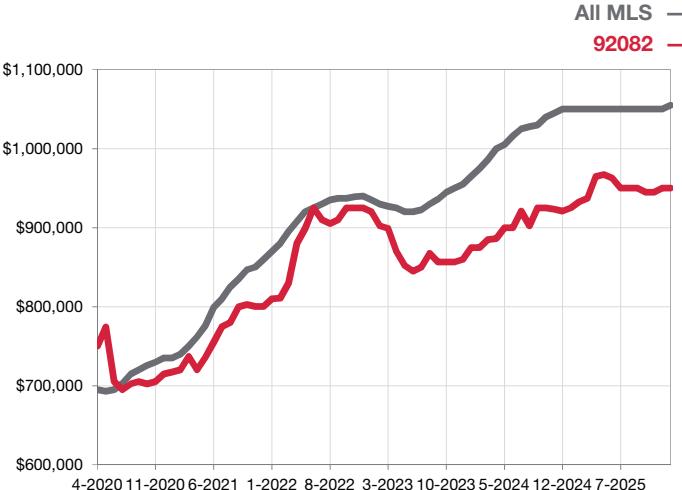
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		1	0	- 100.0%	1	0	- 100.0%
Pending Sales		0	0	--	0	0	--
Closed Sales		0	0	--	0	0	--
Median Sales Price*		\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*		0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale		0	0	--	0	0	--
Inventory of Homes for Sale		1	0	- 100.0%	--	--	--
Months Supply of Inventory		0.0	0.0	--	--	--	--

* 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

