

Local Market Update for March 2025

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

92082

Valley Center

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	28	26	- 7.1%	76	89	+ 17.1%
Pending Sales	15	20	+ 33.3%	39	63	+ 61.5%
Closed Sales	11	27	+ 145.5%	34	56	+ 64.7%
Median Sales Price*	\$944,900	\$1,000,000	+ 5.8%	\$875,000	\$975,000	+ 11.4%
Percent of Original List Price Received*	98.9%	97.9%	- 1.0%	97.0%	97.3%	+ 0.3%
Days on Market Until Sale	34	36	+ 5.9%	48	57	+ 18.8%
Inventory of Homes for Sale	50	61	+ 22.0%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--

* 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.

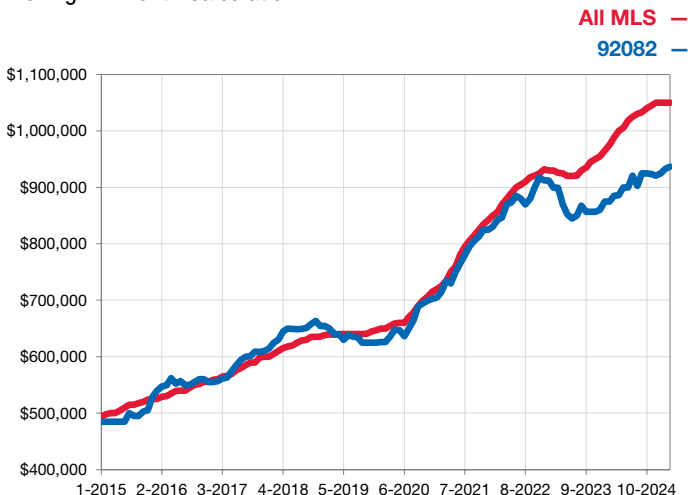
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	0	0	--	0	3	--
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$904,500	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	84.6%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	55	0	- 100.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--

* 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

