

# Local Market Update for September 2025

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

92082

Valley Center

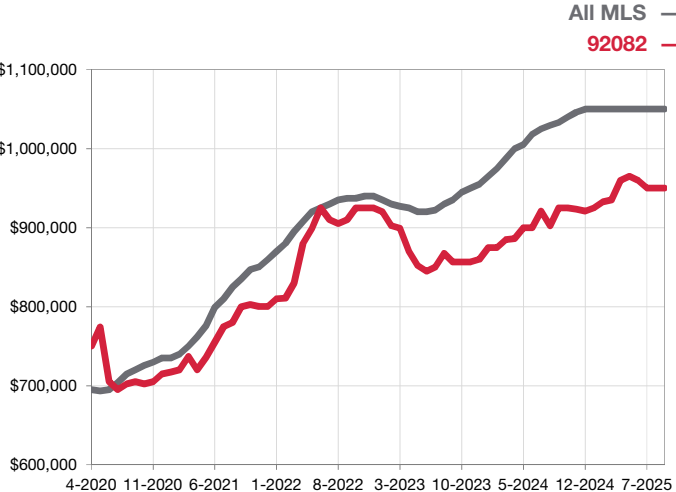
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	17	17	0.0%	199	271	+ 36.2%
Pending Sales	16	19	+ 18.8%	140	158	+ 12.9%
Closed Sales	16	14	- 12.5%	131	152	+ 16.0%
Median Sales Price*	\$899,500	\$817,500	- 9.1%	\$922,000	\$967,500	+ 4.9%
Percent of Original List Price Received*	96.9%	93.1%	- 3.9%	97.2%	96.7%	- 0.5%
Days on Market Until Sale	42	66	+ 57.1%	42	58	+ 38.1%
Inventory of Homes for Sale	71	71	0.0%	--	--	--
Months Supply of Inventory	4.7	4.1	- 12.8%	--	--	--

\* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	0	2	--	0	9	--
Pending Sales	0	2	--	1	4	+ 300.0%
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	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--

\* 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

