

Local Market Update for December 2024

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

92082

Valley Center

Single Family

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	12	19	+ 58.3%	276	359	+ 30.1%
Pending Sales	9	16	+ 77.8%	220	194	- 11.8%
Closed Sales	16	17	+ 6.3%	229	187	- 18.3%
Median Sales Price*	\$859,633	\$860,000	+ 0.0%	\$860,000	\$920,000	+ 7.0%
Percent of Original List Price Received*	97.9%	97.6%	- 0.3%	98.2%	97.0%	- 1.2%
Days on Market Until Sale	38	46	+ 21.1%	42	44	+ 4.8%
Inventory of Homes for Sale	33	63	+ 90.9%	--	--	--
Months Supply of Inventory	1.8	3.9	+ 116.7%	--	--	--

* 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.

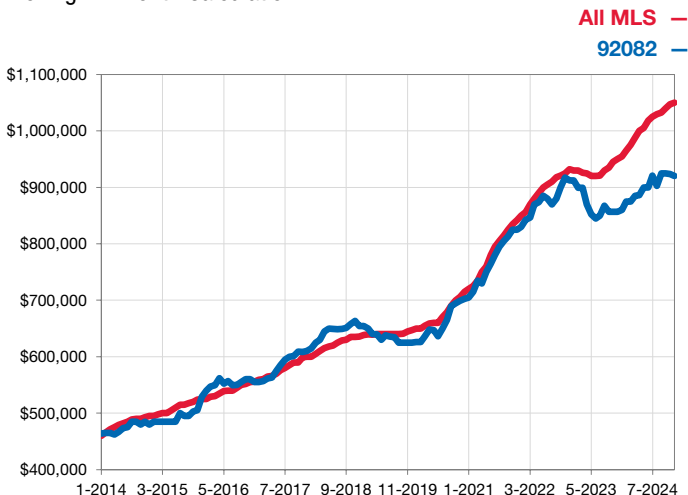
Townhouse-Condo

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	0	0	--	10	0	- 100.0%
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	\$0	--	\$925,000	\$904,500	- 2.2%
Percent of Original List Price Received*	0.0%	0.0%	--	102.7%	84.6%	- 17.6%
Days on Market Until Sale	0	0	--	14	55	+ 292.9%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--

* 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

