

Local Market Update for November 2025

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

92082

Valley Center

Detached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	13	13	0.0%	302	309	+ 2.3%
Pending Sales	12	6	- 50.0%	176	182	+ 3.4%
Closed Sales	15	14	- 6.7%	170	187	+ 10.0%
Median Sales Price*	\$930,000	\$920,000	- 1.1%	\$925,000	\$950,000	+ 2.7%
Percent of Original List Price Received*	97.5%	95.6%	- 1.9%	96.9%	96.1%	- 0.8%
Days on Market Until Sale	32	42	+ 31.3%	44	59	+ 34.1%
Inventory of Homes for Sale	81	59	- 27.2%	--	--	--
Months Supply of Inventory	5.3	3.6	- 32.1%	--	--	--

* 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.

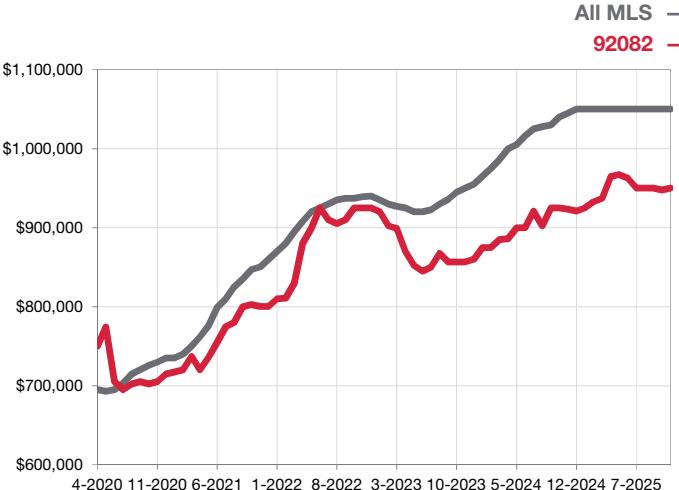
Attached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	0	0	--	0	12	--
Pending Sales	0	2	--	1	6	+ 500.0%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	\$0	--	\$904,500	\$1,275,000	+ 41.0%
Percent of Original List Price Received*	0.0%	0.0%	--	84.6%	95.8%	+ 13.2%
Days on Market Until Sale	0	0	--	55	25	- 54.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

