

Local Market Update for November 2025

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

92061

Pauma Valley

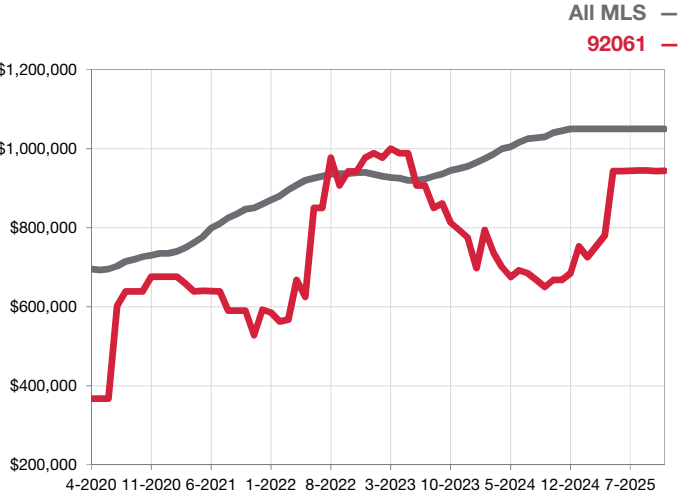
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	5	5	0.0%	28	48	+ 71.4%
Pending Sales	1	2	+ 100.0%	17	20	+ 17.6%
Closed Sales	1	2	+ 100.0%	16	19	+ 18.8%
Median Sales Price*	\$499,000	\$1,089,500	+ 118.3%	\$692,500	\$945,000	+ 36.5%
Percent of Original List Price Received*	100.0%	98.7%	- 1.3%	95.2%	96.4%	+ 1.3%
Days on Market Until Sale	4	18	+ 350.0%	45	42	- 6.7%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	4.4	7.5	+ 70.5%	--	--	--

* 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.

Attached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	0	1	--	4	11	+ 175.0%
Pending Sales	0	0	--	4	4	0.0%
Closed Sales	1	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$635,000	\$0	- 100.0%	\$592,500	\$585,000	- 1.3%
Percent of Original List Price Received*	97.8%	0.0%	- 100.0%	96.5%	92.7%	- 3.9%
Days on Market Until Sale	12	0	- 100.0%	33	70	+ 112.1%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.3	--	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

