

Local Market Update for December 2025

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

91962

Pine Valley

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		1	1	0.0%	37	50	+ 35.1%
Pending Sales		1	1	0.0%	25	32	+ 28.0%
Closed Sales		3	3	0.0%	28	31	+ 10.7%
Median Sales Price*		\$615,000	\$715,000	+ 16.3%	\$629,950	\$675,000	+ 7.2%
Percent of Original List Price Received*		100.2%	94.3%	- 5.9%	98.6%	97.6%	- 1.0%
Days on Market Until Sale		40	64	+ 60.0%	51	42	- 17.6%
Inventory of Homes for Sale		9	7	- 22.2%	--	--	--
Months Supply of Inventory		4.3	2.6	- 39.5%	--	--	--

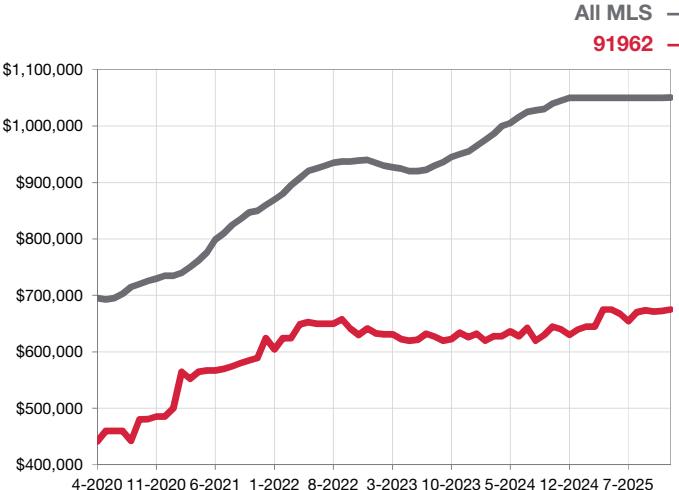
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		0	0	--	1	5	+ 400.0%
Pending Sales		0	0	--	2	0	- 100.0%
Closed Sales		0	0	--	3	0	- 100.0%
Median Sales Price*		\$0	\$0	--	\$229,500	\$0	- 100.0%
Percent of Original List Price Received*		0.0%	0.0%	--	94.5%	0.0%	- 100.0%
Days on Market Until Sale		0	0	--	81	0	- 100.0%
Inventory of Homes for Sale		0	1	--	--	--	--
Months Supply of Inventory		0.0	0.0	--	--	--	--

* 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

