

Local Market Update for January 2026

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

92061

Pauma Valley

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		6	6	0.0%	6	6	0.0%
Pending Sales		2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales		4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*		\$1,052,000	\$2,300,000	+ 118.6%	\$1,052,000	\$2,300,000	+ 118.6%
Percent of Original List Price Received*		95.9%	95.8%	- 0.1%	95.9%	95.8%	- 0.1%
Days on Market Until Sale		47	22	- 53.2%	47	22	- 53.2%
Inventory of Homes for Sale		11	13	+ 18.2%	--	--	--
Months Supply of Inventory		5.5	6.2	+ 12.7%	--	--	--

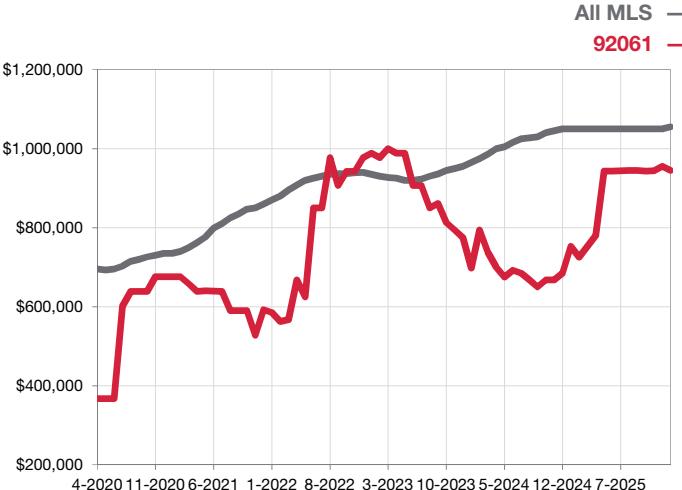
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		2	2	0.0%	2	2	0.0%
Pending Sales		0	0	--	0	0	--
Closed Sales		0	0	--	0	0	--
Median Sales Price*		\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*		0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale		0	0	--	0	0	--
Inventory of Homes for Sale		2	4	+ 100.0%	--	--	--
Months Supply of Inventory		2.0	3.0	+ 50.0%	--	--	--

* 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

