

Local Market Update for December 2025

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

92082

Valley Center

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	3	0.0%	322	282	- 12.4%
Pending Sales		16	14	- 12.5%	192	196	+ 2.1%
Closed Sales		18	11	- 38.9%	188	199	+ 5.9%
Median Sales Price*		\$867,500	\$865,000	- 0.3%	\$921,000	\$950,000	+ 3.1%
Percent of Original List Price Received*		96.1%	92.2%	- 4.1%	96.8%	95.9%	- 0.9%
Days on Market Until Sale		47	108	+ 129.8%	44	62	+ 40.9%
Inventory of Homes for Sale		68	21	- 69.1%	--	--	--
Months Supply of Inventory		4.3	1.3	- 69.8%	--	--	--

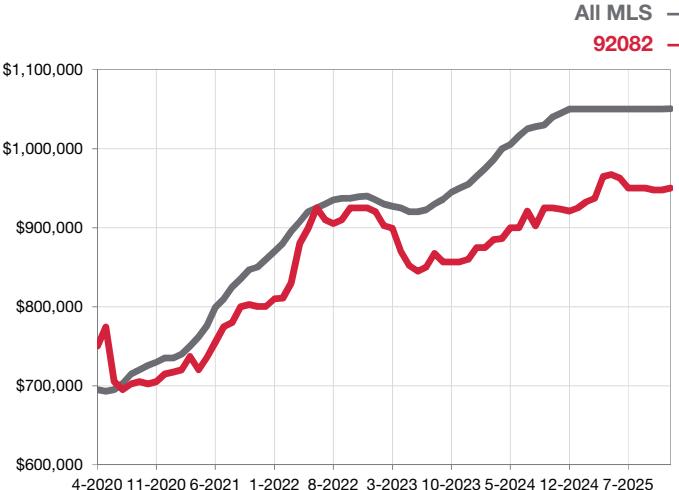
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		0	0	--	0	11	--
Pending Sales		0	1	--	1	6	+ 500.0%
Closed Sales		0	1	--	2	3	+ 50.0%
Median Sales Price*		\$0	\$463,220	--	\$904,500	\$875,000	- 3.3%
Percent of Original List Price Received*		0.0%	79.8%	--	84.6%	90.4%	+ 6.9%
Days on Market Until Sale		0	49	--	55	33	- 40.0%
Inventory of Homes for Sale		0	0	--	--	--	--
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

