

Local Market Update for February 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92061 - Pauma Valley

North San Diego County

Detached Single-Family

Key Metrics	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	3	3	0.0%	39	52	+ 33.3%
Pending Sales	0	3	--	22	25	+ 13.6%
Closed Sales	0	3	--	21	22	+ 4.8%
Days on Market Until Sale	0	74	--	36	42	+ 16.7%
Median Sales Price*	\$0	\$1,200,000	--	\$700,000	\$955,000	+ 36.4%
Average Sales Price*	\$0	\$1,142,000	--	\$940,571	\$1,100,182	+ 17.0%
Percent of Original List Price Received*	0.0%	80.0%	--	95.4%	93.7%	- 1.8%
Percent of List Price Received*	0.0%	82.1%	--	97.8%	95.6%	- 2.2%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	5.9	7.2	+ 22.0%	--	--	--

* 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.

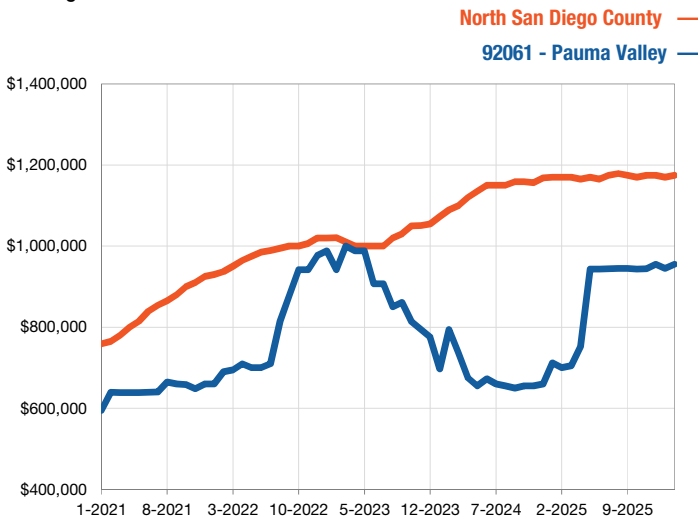
Attached Single-Family

Key Metrics	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	0	2	--	4	13	+ 225.0%
Pending Sales	0	0	--	4	4	0.0%
Closed Sales	0	0	--	4	4	0.0%
Days on Market Until Sale	0	0	--	30	68	+ 126.7%
Median Sales Price*	\$0	\$0	--	\$592,500	\$585,000	- 1.3%
Average Sales Price*	\$0	\$0	--	\$618,750	\$630,000	+ 1.8%
Percent of Original List Price Received*	0.0%	0.0%	--	94.7%	92.7%	- 2.1%
Percent of List Price Received*	0.0%	0.0%	--	96.4%	96.7%	+ 0.3%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	2.0	3.8	+ 90.0%	--	--	--

* 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 – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

