

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92061 - Pauma Valley

North San Diego County

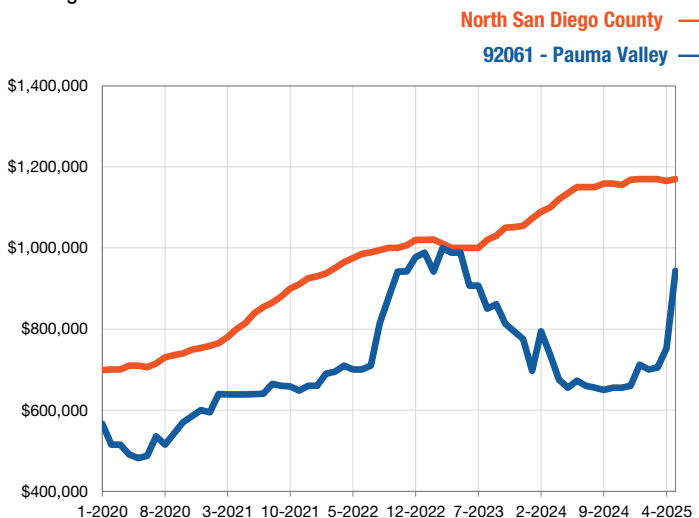
Detached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	4	3	- 25.0%	44	37	- 15.9%
Pending Sales	4	2	- 50.0%	22	16	- 27.3%
Closed Sales	3	2	- 33.3%	20	17	- 15.0%
Days on Market Until Sale	24	55	+ 129.2%	48	39	- 18.8%
Median Sales Price*	\$660,000	\$1,097,500	+ 66.3%	\$655,000	\$943,000	+ 44.0%
Average Sales Price*	\$729,667	\$1,097,500	+ 50.4%	\$883,250	\$898,235	+ 1.7%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	94.7%	94.1%	- 0.6%
Percent of List Price Received*	101.0%	97.8%	- 3.2%	97.3%	96.5%	- 0.8%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	6.4	6.9	+ 7.8%	--	--	--

* 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 Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	0	2	--	9	8	- 11.1%
Pending Sales	0	0	--	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	56	0	- 100.0%	34	18	- 47.1%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$550,000	\$635,000	+ 15.5%
Average Sales Price*	\$550,000	\$0	- 100.0%	\$603,000	\$651,667	+ 8.1%
Percent of Original List Price Received*	84.7%	0.0%	- 100.0%	96.2%	99.3%	+ 3.2%
Percent of List Price Received*	91.7%	0.0%	- 100.0%	97.6%	99.3%	+ 1.7%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	5.0	--	--	--	--

* 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

