# Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

**NORTH SAN DIEGO COUNTY REALTORS**

**HOMEDEX** Market Statistics
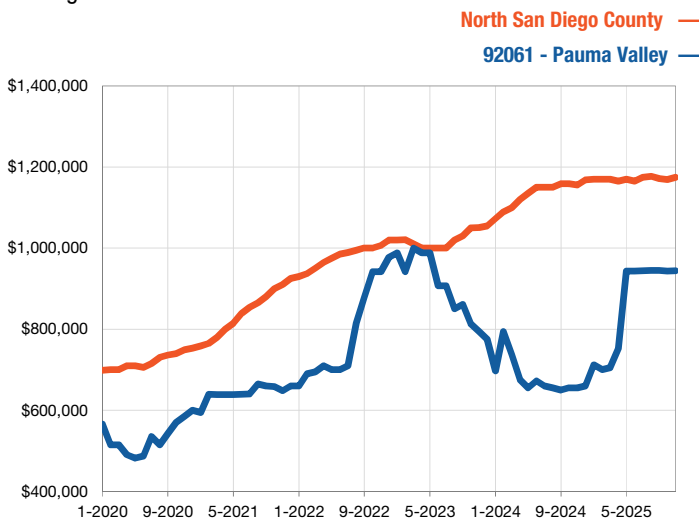
# 92061 - Pauma Valley

North San Diego County

## Detached Single-Family

| Key Metrics | November | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | 1 | 5 | + 400.0% | 34 | 56 | + 64.7% |
| Pending Sales | 1 | 2 | + 100.0% | 20 | 22 | + 10.0% |
| Closed Sales | 1 | 2 | + 100.0% | 20 | 20 | 0.0% |
| Days on Market Until Sale | 4 | 15 | + 275.0% | 42 | 36 | - 14.3% |
| Median Sales Price* | $499,000 | $1,089,500 | + 118.3% | $655,000 | $944,000 | + 44.1% |
| Average Sales Price* | $499,000 | $1,089,500 | + 118.3% | $868,650 | $1,000,350 | + 15.2% |
| Percent of Original List Price Received* | 100.0% | 98.7% | - 1.3% | 94.0% | 95.8% | + 1.9% |
| Percent of List Price Received* | 100.0% | 98.7% | - 1.3% | 96.8% | 98.1% | + 1.3% |
| Inventory of Homes for Sale | 9 | 17 | + 88.9% | -- | -- | -- |
| Months Supply of Inventory | 4.5 | 8.5 | + 88.9% | -- | -- | -- |

* 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 | November | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | 0 | 1 | -- | 6 | 11 | + 83.3% |
| Pending Sales | 0 | 0 | -- | 6 | 4 | - 33.3% |
| Closed Sales | 1 | 0 | - 100.0% | 6 | 4 | - 33.3% |
| Days on Market Until Sale | 12 | 0 | - 100.0% | 29 | 68 | + 134.5% |
| Median Sales Price* | $635,000 | $0 | - 100.0% | $592,500 | $585,000 | - 1.3% |
| Average Sales Price* | $635,000 | $0 | - 100.0% | $612,500 | $630,000 | + 2.9% |
| Percent of Original List Price Received* | 97.8% | 0.0% | - 100.0% | 96.5% | 92.7% | - 3.9% |
| Percent of List Price Received* | 97.8% | 0.0% | - 100.0% | 97.6% | 96.7% | - 0.9% |
| Inventory of Homes for Sale | 0 | 3 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 2.3 | -- | -- | -- | -- |

* 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

North San Diego County —
92061 - Pauma Valley —



## Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

North San Diego County —
92061 - Pauma Valley —