

# Local Market Update for August 2024

Provided by the North San Diego County REALTORS®.

## 92061 - Pauma Valley

North San Diego County

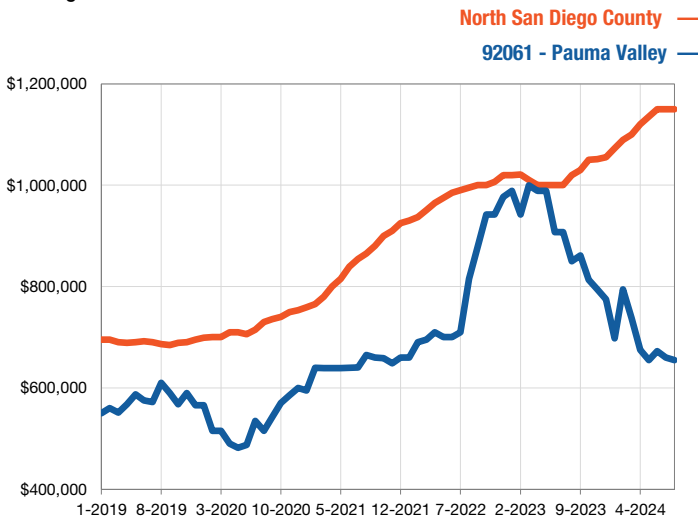
Detached Single-Family	August			Rolling 12 Months		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	7	4	- 42.9%	31	38	+ 22.6%
Pending Sales	1	1	0.0%	14	20	+ 42.9%
Closed Sales	2	1	- 50.0%	15	20	+ 33.3%
Days on Market Until Sale	30	141	+ 370.0%	49	46	- 6.1%
Median Sales Price*	\$835,000	\$645,000	- 22.8%	\$850,000	\$655,000	- 22.9%
Average Sales Price*	\$835,000	\$645,000	- 22.8%	\$996,667	\$885,700	- 11.1%
Percent of Original List Price Received*	93.4%	86.1%	- 7.8%	93.8%	94.3%	+ 0.5%
Percent of List Price Received*	97.3%	95.0%	- 2.4%	96.5%	96.9%	+ 0.4%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	8.4	3.5	- 58.3%	--	--	--

\* 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.

Attached Single-Family	August			Rolling 12 Months		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	0	1	--	4	8	+ 100.0%
Pending Sales	0	1	--	1	5	+ 400.0%
Closed Sales	1	0	- 100.0%	1	4	+ 300.0%
Days on Market Until Sale	11	0	- 100.0%	11	40	+ 263.6%
Median Sales Price*	\$500,000	\$0	- 100.0%	\$500,000	\$600,000	+ 20.0%
Average Sales Price*	\$500,000	\$0	- 100.0%	\$500,000	\$628,750	+ 25.8%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	95.2%	- 4.8%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	97.0%	- 3.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

\* 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

