Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92061 - Pauma Valley

North San Diego County

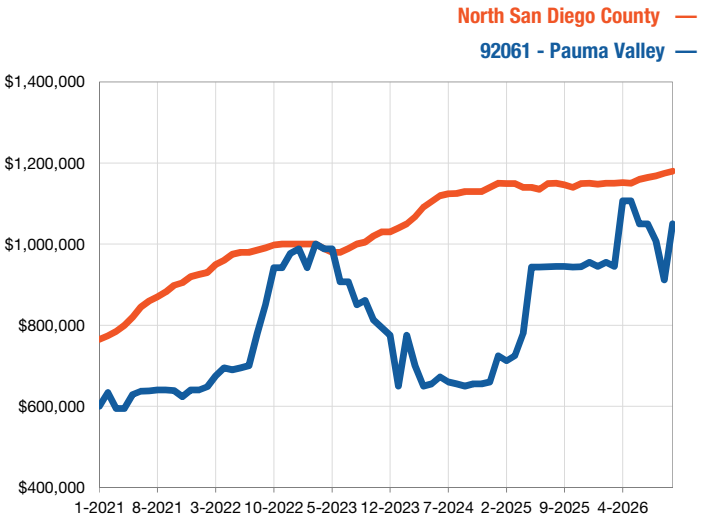
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	4	**2**	- 50.0%	53	**41**	- 22.6%
Pending Sales	2	**2**	0.0%	21	**20**	- 4.8%
Closed Sales	3	**0**	- 100.0%	19	**21**	+ 10.5%
Days on Market Until Sale	51	**0**	- 100.0%	36	**78**	+ 116.7%
Median Sales Price*	$859,000	**$0**	- 100.0%	$943,000	**$1,050,000**	+ 11.3%
Average Sales Price*	$836,333	**$0**	- 100.0%	$964,579	**$1,486,075**	+ 54.1%
Percent of Original List Price Received*	99.2%	**0.0%**	- 100.0%	95.7%	**91.6%**	- 4.3%
Percent of List Price Received*	100.2%	**0.0%**	- 100.0%	98.2%	**94.1%**	- 4.2%
Inventory of Homes for Sale	16	**9**	- 43.8%	--	--	--
Months Supply of Inventory	8.4	**5.0**	- 40.5%	--	--	--

* 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.

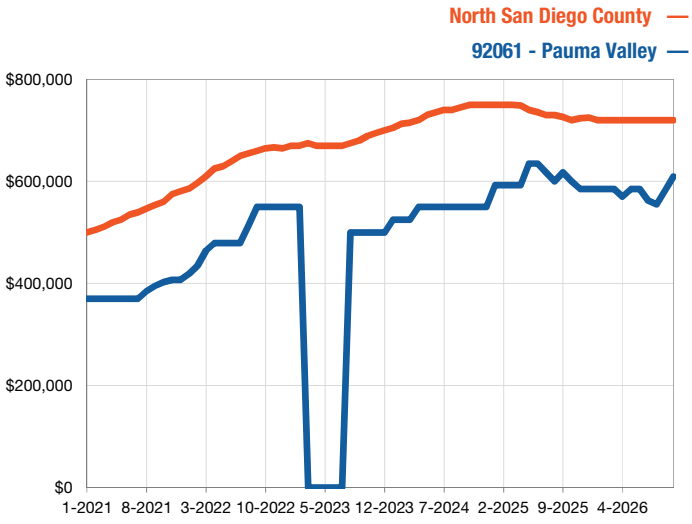
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	1	**0**	- 100.0%	9	**9**	0.0%
Pending Sales	0	**0**	--	4	**3**	- 25.0%
Closed Sales	1	**0**	- 100.0%	5	**3**	- 40.0%
Days on Market Until Sale	102	**0**	- 100.0%	57	**154**	+ 170.2%
Median Sales Price*	$555,000	**$0**	- 100.0%	$600,000	**$609,400**	+ 1.6%
Average Sales Price*	$555,000	**$0**	- 100.0%	$631,000	**$613,133**	- 2.8%
Percent of Original List Price Received*	95.9%	**0.0%**	- 100.0%	93.7%	**94.8%**	+ 1.2%
Percent of List Price Received*	99.3%	**0.0%**	- 100.0%	96.9%	**98.3%**	+ 1.4%
Inventory of Homes for Sale	3	**4**	+ 33.3%	--	--	--
Months Supply of Inventory	2.3	**4.0**	+ 73.9%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.