

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92061 - Pauma Valley

North San Diego County

Detached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	6	7	+ 16.7%	42	52	+ 23.8%
Pending Sales	2	3	+ 50.0%	22	23	+ 4.5%
Closed Sales	4	1	- 75.0%	22	19	- 13.6%
Days on Market Until Sale	46	6	- 87.0%	38	37	- 2.6%
Median Sales Price*	\$1,052,000	\$2,300,000	+ 118.6%	\$712,500	\$945,000	+ 32.6%
Average Sales Price*	\$1,094,750	\$2,300,000	+ 110.1%	\$936,909	\$1,093,579	+ 16.7%
Percent of Original List Price Received*	95.9%	95.8%	- 0.1%	95.5%	95.9%	+ 0.4%
Percent of List Price Received*	98.4%	95.8%	- 2.6%	97.8%	97.7%	- 0.1%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	5.0	7.2	+ 44.0%	--	--	--

* 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.

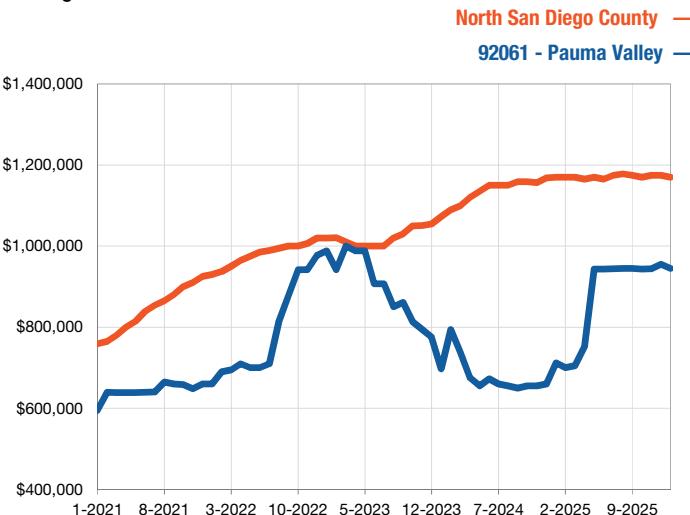
Attached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	2	2	0.0%	5	11	+ 120.0%
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	4	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--

* 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

