

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92061 - Pauma Valley

North San Diego County

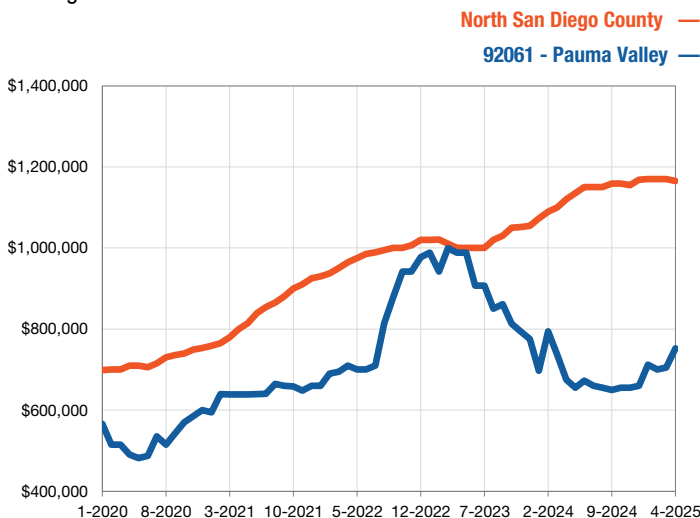
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	4	2	- 50.0%	41	38	- 7.3%
Pending Sales	2	2	0.0%	19	17	- 10.5%
Closed Sales	4	2	- 50.0%	20	18	- 10.0%
Days on Market Until Sale	49	31	- 36.7%	47	35	- 25.5%
Median Sales Price*	\$592,500	\$751,500	+ 26.8%	\$675,000	\$752,500	+ 11.5%
Average Sales Price*	\$1,322,750	\$751,500	- 43.2%	\$911,450	\$848,000	- 7.0%
Percent of Original List Price Received*	98.5%	95.4%	- 3.1%	94.8%	94.4%	- 0.4%
Percent of List Price Received*	98.9%	95.4%	- 3.5%	96.6%	97.1%	+ 0.5%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	7.9	7.1	- 10.1%	--	--	--

* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	0	1	--	10	6	- 40.0%
Pending Sales	1	0	- 100.0%	5	3	- 40.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Days on Market Until Sale	52	42	- 19.2%	29	28	- 3.4%
Median Sales Price*	\$765,000	\$795,000	+ 3.9%	\$600,000	\$592,500	- 1.3%
Average Sales Price*	\$765,000	\$795,000	+ 3.9%	\$616,250	\$626,250	+ 1.6%
Percent of Original List Price Received*	96.2%	100.0%	+ 4.0%	99.1%	95.6%	- 3.5%
Percent of List Price Received*	96.2%	100.0%	+ 4.0%	99.1%	97.4%	- 1.7%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--

* 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

