

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92061 - Pauma Valley

North San Diego County

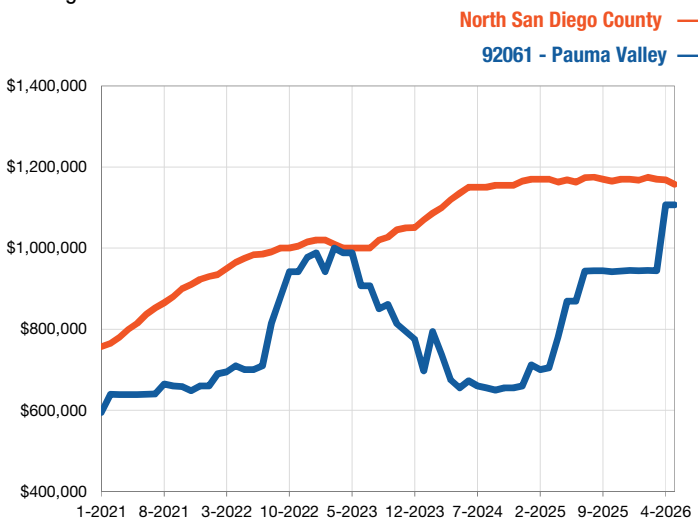
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	38	51	+ 34.2%
Pending Sales	2	1	- 50.0%	17	23	+ 35.3%
Closed Sales	2	2	0.0%	18	24	+ 33.3%
Days on Market Until Sale	55	28	- 49.1%	39	54	+ 38.5%
Median Sales Price*	\$1,097,500	\$829,291	- 24.4%	\$869,000	\$1,106,500	+ 27.3%
Average Sales Price*	\$1,097,500	\$829,291	- 24.4%	\$892,500	\$1,508,316	+ 69.0%
Percent of Original List Price Received*	97.5%	93.3%	- 4.3%	94.5%	92.5%	- 2.1%
Percent of List Price Received*	97.8%	97.8%	0.0%	96.7%	95.5%	- 1.2%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	6.5	8.3	+ 27.7%	--	--	--

* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	7	11	+ 57.1%
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	0	1	--	2	4	+ 100.0%
Days on Market Until Sale	0	275	--	7	127	+ 1714.3%
Median Sales Price*	\$0	\$730,000	--	\$580,000	\$585,000	+ 0.9%
Average Sales Price*	\$0	\$730,000	--	\$580,000	\$613,750	+ 5.8%
Percent of Original List Price Received*	0.0%	97.5%	--	98.9%	92.1%	- 6.9%
Percent of List Price Received*	0.0%	97.5%	--	98.9%	96.1%	- 2.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	5.0	4.5	- 10.0%	--	--	--

* 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

