

Local Market Update for September 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

Key Metrics	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	3	6	+ 100.0%	39	50	+ 28.2%
Pending Sales	0	3	--	20	21	+ 5.0%
Closed Sales	0	0	--	19	17	- 10.5%
Days on Market Until Sale	0	0	--	43	34	- 20.9%
Median Sales Price*	\$0	\$0	--	\$650,000	\$945,000	+ 45.4%
Average Sales Price*	\$0	\$0	--	\$858,632	\$995,176	+ 15.9%
Percent of Original List Price Received*	0.0%	0.0%	--	94.6%	94.4%	- 0.2%
Percent of List Price Received*	0.0%	0.0%	--	97.3%	97.0%	- 0.3%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	6.0	8.9	+ 48.3%	--	--	--

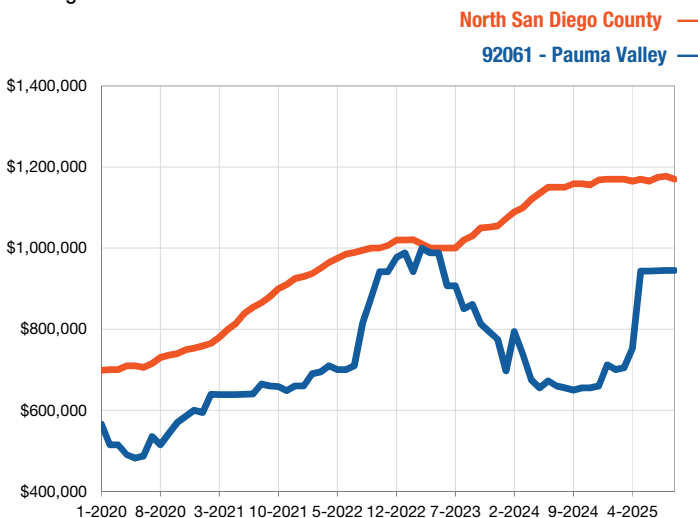
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

Key Metrics	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	1	0	- 100.0%	9	9	0.0%
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	1	0	- 100.0%	5	4	- 20.0%
Days on Market Until Sale	1	0	- 100.0%	32	46	+ 43.8%
Median Sales Price*	\$525,000	\$0	- 100.0%	\$550,000	\$617,500	+ 12.3%
Average Sales Price*	\$525,000	\$0	- 100.0%	\$608,000	\$650,000	+ 6.9%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	96.2%	93.2%	- 3.1%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	97.6%	96.4%	- 1.2%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	3.2	+ 300.0%	--	--	--

* 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

