

Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

92061 - Pauma Valley

North San Diego County

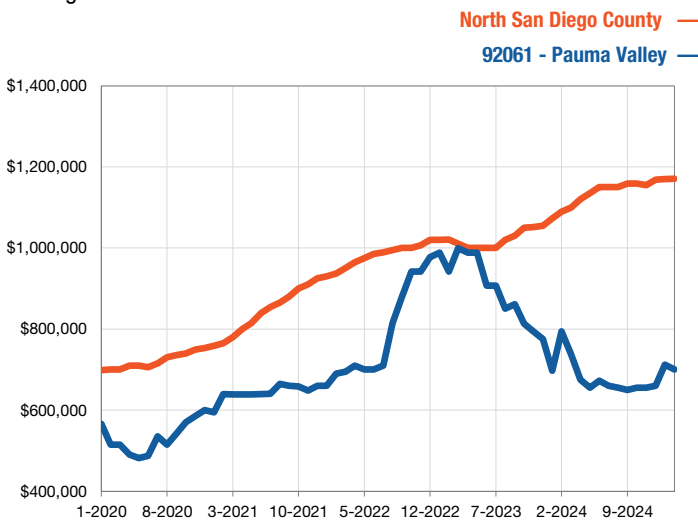
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	6	2	- 66.7%	43	38	- 11.6%
Pending Sales	0	0	--	15	21	+ 40.0%
Closed Sales	1	0	- 100.0%	16	21	+ 31.3%
Days on Market Until Sale	76	0	- 100.0%	53	36	- 32.1%
Median Sales Price*	\$860,000	\$0	- 100.0%	\$794,000	\$700,000	- 11.8%
Average Sales Price*	\$860,000	\$0	- 100.0%	\$871,125	\$940,571	+ 8.0%
Percent of Original List Price Received*	97.8%	0.0%	- 100.0%	93.1%	95.4%	+ 2.5%
Percent of List Price Received*	97.8%	0.0%	- 100.0%	95.3%	97.8%	+ 2.6%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	13.3	5.2	- 60.9%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	10	4	- 60.0%
Pending Sales	0	0	--	3	4	+ 33.3%
Closed Sales	0	0	--	3	4	+ 33.3%
Days on Market Until Sale	0	0	--	21	30	+ 42.9%
Median Sales Price*	\$0	\$0	--	\$550,000	\$592,500	+ 7.7%
Average Sales Price*	\$0	\$0	--	\$566,667	\$618,750	+ 9.2%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	94.7%	- 5.3%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	96.4%	- 3.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--

* 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

