

Local Market Update for October 2018

A Research Tool Provided by the Greater San Diego Association of REALTORS®

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Spring Valley

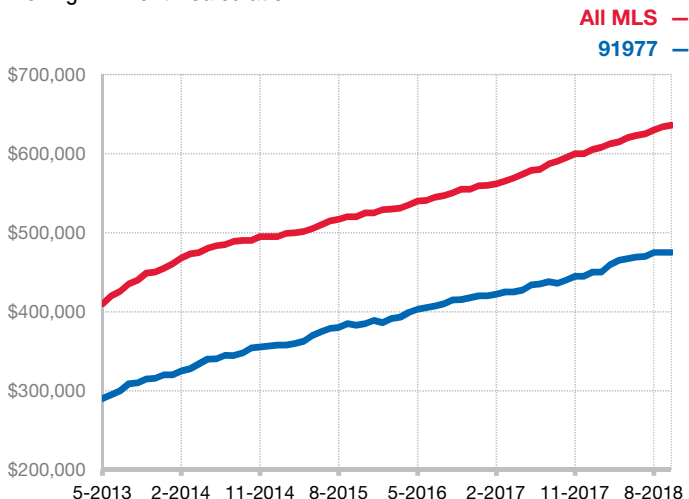
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	56	72	+ 28.6%	578	684	+ 18.3%
Pending Sales	42	44	+ 4.8%	460	423	- 8.0%
Closed Sales	50	38	- 24.0%	460	404	- 12.2%
Median Sales Price*	\$473,250	\$478,450	+ 1.1%	\$443,500	\$476,500	+ 7.4%
Percent of Original List Price Received*	96.9%	97.5%	+ 0.6%	97.9%	98.4%	+ 0.5%
Days on Market Until Sale	31	19	- 38.7%	28	23	- 17.9%
Inventory of Homes for Sale	67	98	+ 46.3%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	7	14	+ 100.0%	116	152	+ 31.0%
Pending Sales	3	11	+ 266.7%	92	113	+ 22.8%
Closed Sales	10	9	- 10.0%	96	108	+ 12.5%
Median Sales Price*	\$319,500	\$350,000	+ 9.5%	\$283,000	\$335,500	+ 18.6%
Percent of Original List Price Received*	99.2%	98.2%	- 1.0%	99.3%	99.3%	0.0%
Days on Market Until Sale	19	24	+ 26.3%	21	21	0.0%
Inventory of Homes for Sale	8	22	+ 175.0%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--

* 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 – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

