

Local Market Update for July 2018

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

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Spring Valley

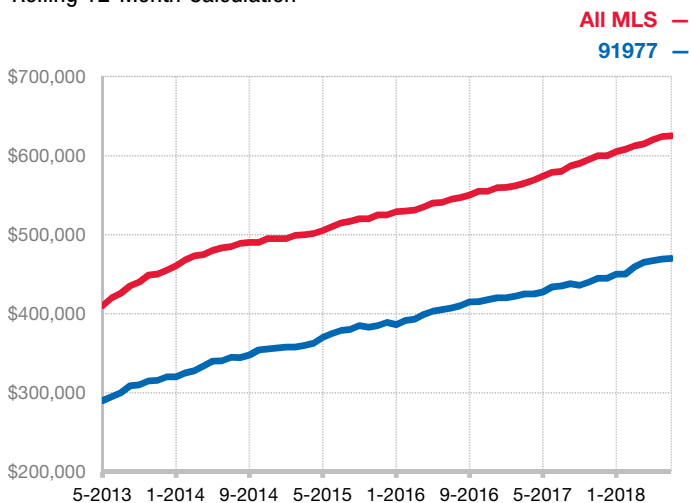
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	57	60	+ 5.3%	406	448	+ 10.3%
Pending Sales	43	53	+ 23.3%	334	310	- 7.2%
Closed Sales	41	56	+ 36.6%	324	292	- 9.9%
Median Sales Price*	\$440,000	\$472,500	+ 7.4%	\$439,900	\$479,500	+ 9.0%
Percent of Original List Price Received*	99.9%	97.0%	- 2.9%	98.0%	98.5%	+ 0.5%
Days on Market Until Sale	15	20	+ 33.3%	29	23	- 20.7%
Inventory of Homes for Sale	67	68	+ 1.5%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	15	21	+ 40.0%	88	112	+ 27.3%
Pending Sales	7	12	+ 71.4%	70	86	+ 22.9%
Closed Sales	10	4	- 60.0%	69	79	+ 14.5%
Median Sales Price*	\$308,500	\$257,500	- 16.5%	\$280,000	\$330,000	+ 17.9%
Percent of Original List Price Received*	97.2%	97.4%	+ 0.2%	99.3%	99.6%	+ 0.3%
Days on Market Until Sale	20	39	+ 95.0%	20	21	+ 5.0%
Inventory of Homes for Sale	11	22	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

* 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

