

Local Market Update for June 2026

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

91977

Spring Valley

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	45	32	- 28.9%	263	233	- 11.4%
Pending Sales	22	26	+ 18.2%	162	179	+ 10.5%
Closed Sales	36	32	- 11.1%	160	166	+ 3.8%
Median Sales Price*	\$810,000	\$780,000	- 3.7%	\$795,000	\$800,000	+ 0.6%
Percent of Original List Price Received*	99.4%	99.7%	+ 0.3%	99.6%	99.8%	+ 0.2%
Days on Market Until Sale	33	25	- 24.2%	34	37	+ 8.8%
Inventory of Homes for Sale	75	45	- 40.0%	—	—	—
Months Supply of Inventory	2.7	1.6	- 40.7%	—	—	—

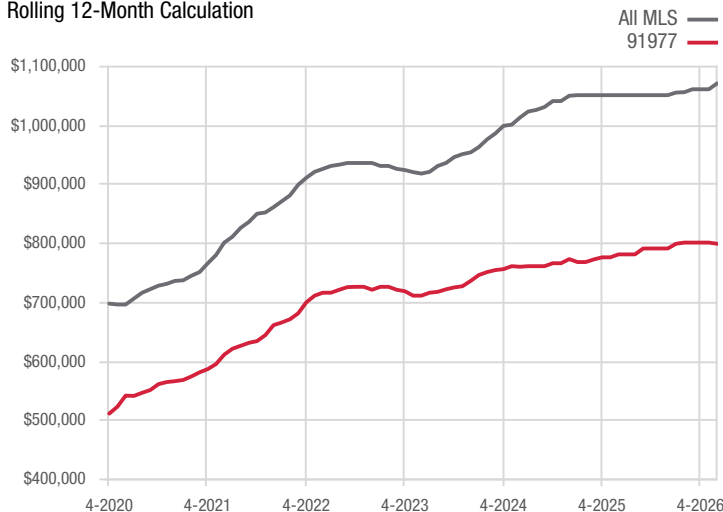
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	8	7	- 12.5%	68	80	+ 17.6%
Pending Sales	9	12	+ 33.3%	40	55	+ 37.5%
Closed Sales	6	8	+ 33.3%	40	51	+ 27.5%
Median Sales Price*	\$610,000	\$537,500	- 11.9%	\$542,500	\$535,000	- 1.4%
Percent of Original List Price Received*	99.9%	101.0%	+ 1.1%	99.4%	99.3%	- 0.1%
Days on Market Until Sale	17	19	+ 11.8%	36	35	- 2.8%
Inventory of Homes for Sale	19	18	- 5.3%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

* 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

