

Local Market Update for January 2019

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

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Spring Valley

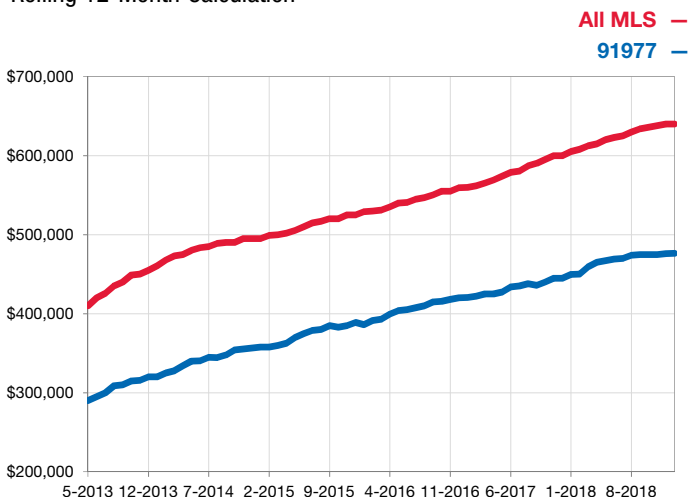
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	57	61	+ 7.0%	57	61	+ 7.0%
Pending Sales	38	43	+ 13.2%	38	43	+ 13.2%
Closed Sales	35	28	- 20.0%	35	28	- 20.0%
Median Sales Price*	\$476,000	\$470,000	- 1.3%	\$476,000	\$470,000	- 1.3%
Percent of Original List Price Received*	97.0%	97.4%	+ 0.4%	97.0%	97.4%	+ 0.4%
Days on Market Until Sale	33	37	+ 12.1%	33	37	+ 12.1%
Inventory of Homes for Sale	54	79	+ 46.3%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	19	13	- 31.6%	19	13	- 31.6%
Pending Sales	12	12	0.0%	12	12	0.0%
Closed Sales	10	10	0.0%	10	10	0.0%
Median Sales Price*	\$322,500	\$319,500	- 0.9%	\$322,500	\$319,500	- 0.9%
Percent of Original List Price Received*	101.4%	100.7%	- 0.7%	101.4%	100.7%	- 0.7%
Days on Market Until Sale	14	27	+ 92.9%	14	27	+ 92.9%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

