

Local Market Update for March 2025

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

91977

Spring Valley

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	29	36	+ 24.1%	101	122	+ 20.8%
Pending Sales	32	38	+ 18.8%	85	85	0.0%
Closed Sales	36	20	- 44.4%	75	64	- 14.7%
Median Sales Price*	\$760,000	\$800,000	+ 5.3%	\$760,000	\$760,000	0.0%
Percent of Original List Price Received*	103.7%	99.5%	- 4.1%	102.6%	99.5%	- 3.0%
Days on Market Until Sale	21	17	- 19.0%	27	36	+ 33.3%
Inventory of Homes for Sale	36	50	+ 38.9%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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.

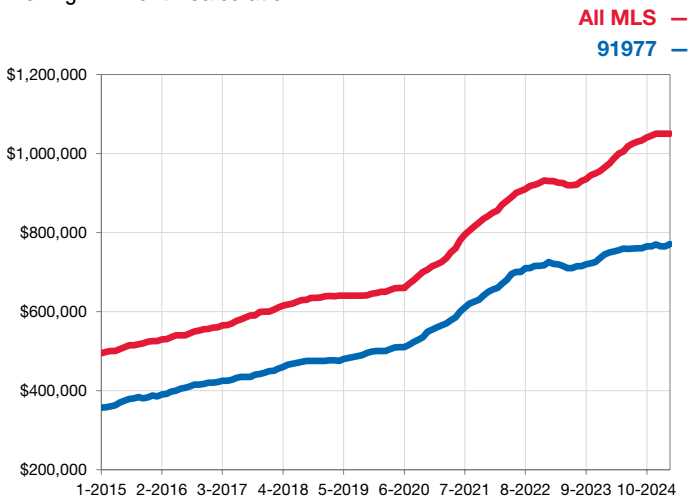
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	18	10	- 44.4%	37	33	- 10.8%
Pending Sales	8	8	0.0%	25	24	- 4.0%
Closed Sales	9	8	- 11.1%	23	24	+ 4.3%
Median Sales Price*	\$675,000	\$555,000	- 17.8%	\$655,000	\$530,000	- 19.1%
Percent of Original List Price Received*	99.8%	96.5%	- 3.3%	100.8%	99.1%	- 1.7%
Days on Market Until Sale	32	28	- 12.5%	29	34	+ 17.2%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

* 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

