

Local Market Update for March 2026

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

91977

Spring Valley

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	38	32	- 15.8%	129	113	- 12.4%
Pending Sales	34	36	+ 5.9%	81	87	+ 7.4%
Closed Sales	20	25	+ 25.0%	64	64	0.0%
Median Sales Price*	\$800,000	\$849,950	+ 6.2%	\$760,000	\$812,500	+ 6.9%
Percent of Original List Price Received*	99.5%	97.6%	- 1.9%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	17	60	+ 252.9%	36	40	+ 11.1%
Inventory of Homes for Sale	63	44	- 30.2%	—	—	—
Months Supply of Inventory	2.2	1.6	- 27.3%	—	—	—

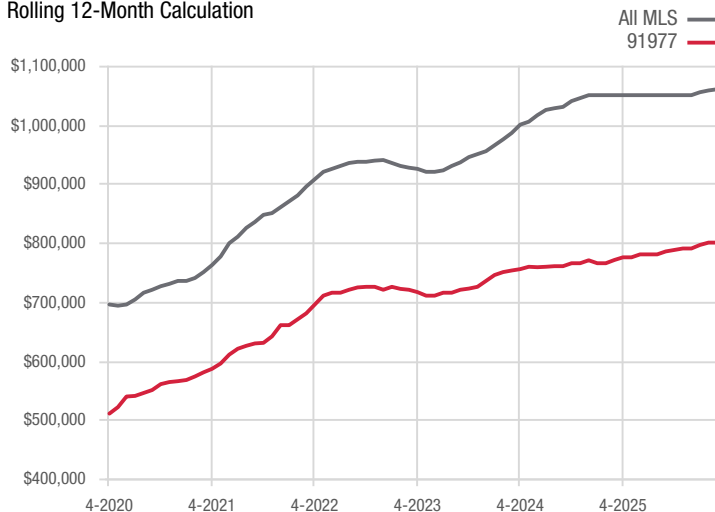
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	12	11	- 8.3%	34	35	+ 2.9%
Pending Sales	7	8	+ 14.3%	23	25	+ 8.7%
Closed Sales	7	13	+ 85.7%	23	24	+ 4.3%
Median Sales Price*	\$575,000	\$585,000	+ 1.7%	\$535,000	\$561,750	+ 5.0%
Percent of Original List Price Received*	98.9%	99.8%	+ 0.9%	99.9%	99.3%	- 0.6%
Days on Market Until Sale	29	42	+ 44.8%	35	39	+ 11.4%
Inventory of Homes for Sale	17	16	- 5.9%	—	—	—
Months Supply of Inventory	2.3	2.3	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

