

Local Market Update for April 2018

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

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Spring Valley

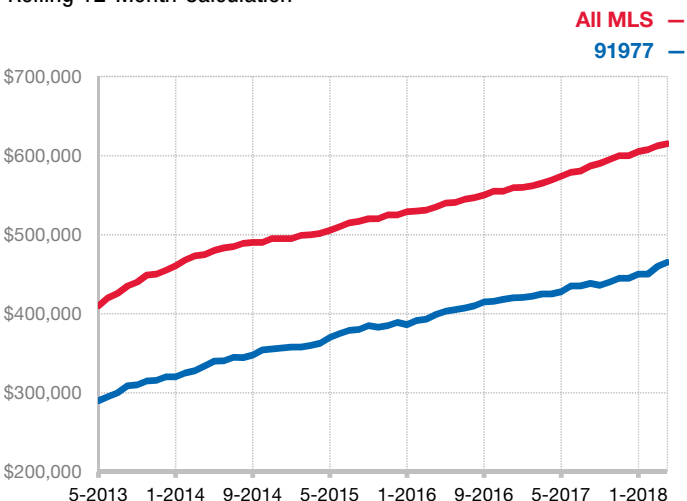
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	55	68	+ 23.6%	212	251	+ 18.4%
Pending Sales	47	51	+ 8.5%	191	168	- 12.0%
Closed Sales	39	40	+ 2.6%	177	144	- 18.6%
Median Sales Price*	\$425,000	\$504,950	+ 18.8%	\$432,000	\$482,750	+ 11.7%
Percent of Original List Price Received*	98.6%	98.8%	+ 0.2%	97.5%	98.8%	+ 1.3%
Days on Market Until Sale	22	21	- 4.5%	31	23	- 25.8%
Inventory of Homes for Sale	60	70	+ 16.7%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

* 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.

Townhouse-Condo	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	13	18	+ 38.5%	53	68	+ 28.3%
Pending Sales	14	16	+ 14.3%	42	57	+ 35.7%
Closed Sales	16	20	+ 25.0%	35	50	+ 42.9%
Median Sales Price*	\$260,500	\$345,000	+ 32.4%	\$261,000	\$337,500	+ 29.3%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	99.4%	99.8%	+ 0.4%
Days on Market Until Sale	18	16	- 11.1%	18	18	0.0%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.1	1.1	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

