

Local Market Update for October 2021

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

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Spring Valley

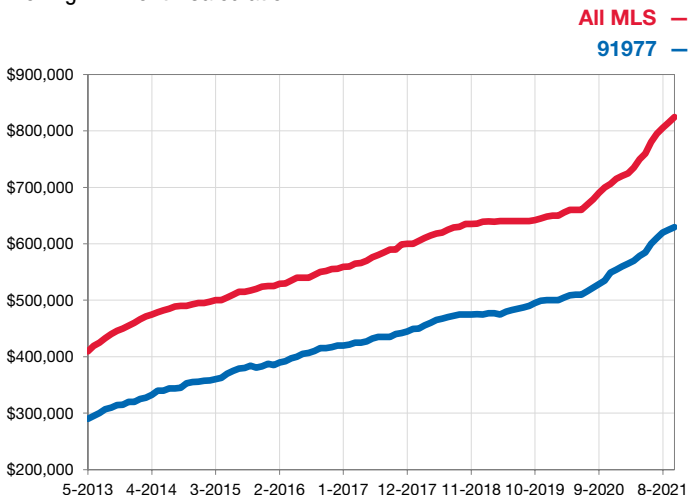
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	55	50	- 9.1%	497	542	+ 9.1%
Pending Sales	49	45	- 8.2%	427	446	+ 4.4%
Closed Sales	50	47	- 6.0%	403	428	+ 6.2%
Median Sales Price*	\$580,000	\$640,000	+ 10.3%	\$547,333	\$640,000	+ 16.9%
Percent of Original List Price Received*	102.1%	100.5%	- 1.6%	100.8%	103.5%	+ 2.7%
Days on Market Until Sale	21	17	- 19.0%	21	17	- 19.0%
Inventory of Homes for Sale	39	46	+ 17.9%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	9	15	+ 66.7%	137	145	+ 5.8%
Pending Sales	7	18	+ 157.1%	105	131	+ 24.8%
Closed Sales	8	13	+ 62.5%	108	117	+ 8.3%
Median Sales Price*	\$402,500	\$420,000	+ 4.3%	\$339,000	\$427,000	+ 26.0%
Percent of Original List Price Received*	103.3%	100.6%	- 2.6%	100.7%	104.0%	+ 3.3%
Days on Market Until Sale	14	30	+ 114.3%	19	17	- 10.5%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

