

Local Market Update for February 2024

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

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Spring Valley

Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	29	34	+ 17.2%	56	64	+ 14.3%
Pending Sales	29	29	0.0%	59	52	- 11.9%
Closed Sales	31	23	- 25.8%	51	38	- 25.5%
Median Sales Price*	\$685,000	\$765,000	+ 11.7%	\$690,000	\$765,000	+ 10.9%
Percent of Original List Price Received*	101.0%	102.8%	+ 1.8%	99.5%	101.6%	+ 2.1%
Days on Market Until Sale	43	31	- 27.9%	42	28	- 33.3%
Inventory of Homes for Sale	27	30	+ 11.1%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

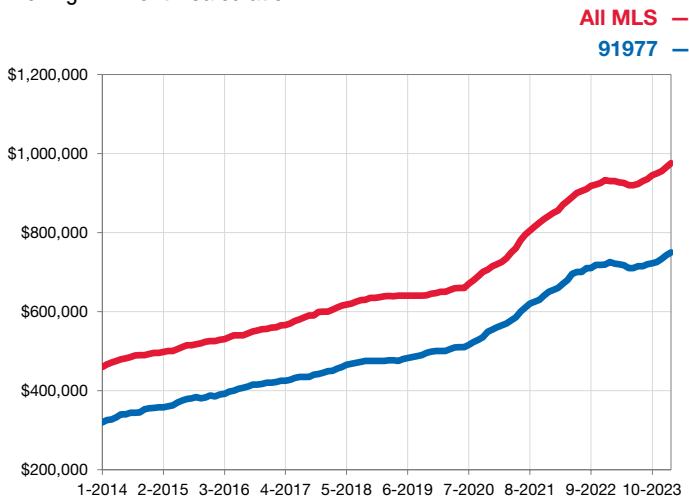
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	7	8	+ 14.3%	16	19	+ 18.8%
Pending Sales	9	12	+ 33.3%	13	20	+ 53.8%
Closed Sales	5	8	+ 60.0%	19	13	- 31.6%
Median Sales Price*	\$595,000	\$592,500	- 0.4%	\$520,000	\$600,000	+ 15.4%
Percent of Original List Price Received*	105.1%	101.7%	- 3.2%	102.0%	101.4%	- 0.6%
Days on Market Until Sale	28	13	- 53.6%	22	29	+ 31.8%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

