Local Market Update for May 2026

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

91977

Spring Valley

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	48	**38**	- 20.8%	218	**200**	- 8.3%
Pending Sales	30	**35**	+ 16.7%	140	**154**	+ 10.0%
Closed Sales	29	**33**	+ 13.8%	124	**133**	+ 7.3%
Median Sales Price*	$790,000	**$815,000**	+ 3.2%	$790,000	**$807,000**	+ 2.2%
Percent of Original List Price Received*	100.7%	**101.4%**	+ 0.7%	99.7%	**99.8%**	+ 0.1%
Days on Market Until Sale	37	**26**	- 29.7%	34	**40**	+ 17.6%
Inventory of Homes for Sale	66	**47**	- 28.8%	—	—	—
Months Supply of Inventory	2.3	**1.7**	- 26.1%	—	—	—

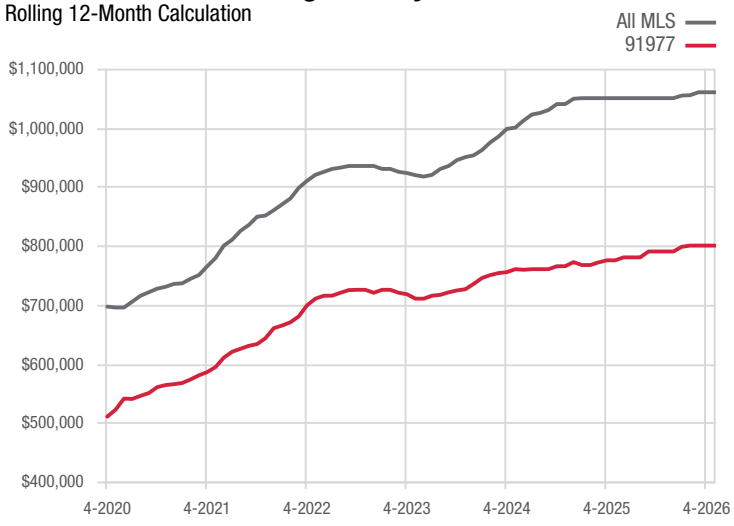
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	11	**15**	+ 36.4%	60	**72**	+ 20.0%
Pending Sales	4	**7**	+ 75.0%	31	**44**	+ 41.9%
Closed Sales	4	**7**	+ 75.0%	34	**42**	+ 23.5%
Median Sales Price*	$537,500	**$535,000**	- 0.5%	$537,500	**$535,000**	- 0.5%
Percent of Original List Price Received*	97.4%	**100.7%**	+ 3.4%	99.3%	**98.9%**	- 0.4%
Days on Market Until Sale	81	**49**	- 39.5%	40	**38**	- 5.0%
Inventory of Homes for Sale	23	**26**	+ 13.0%	—	—	—
Months Supply of Inventory	3.5	**3.4**	- 2.9%	—	—	—

* 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.

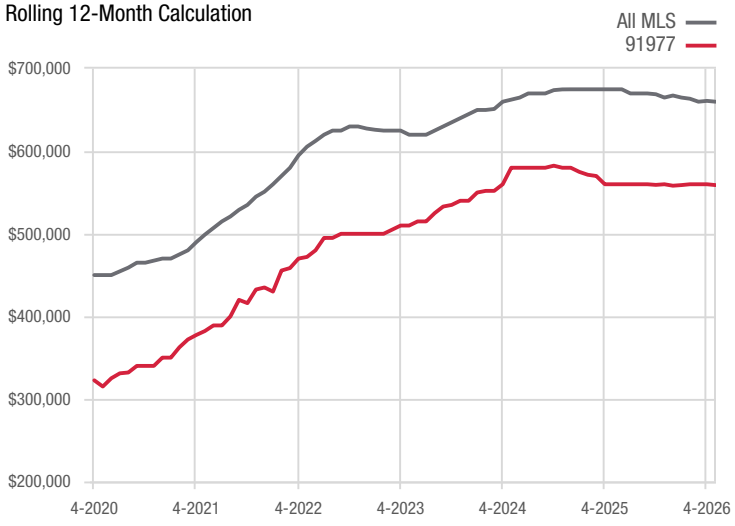
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of June 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.