Local Market Update for July 2026

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

91977

Spring Valley

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	33	**32**	- 3.0%	296	**268**	- 9.5%
Pending Sales	31	**21**	- 32.3%	193	**197**	+ 2.1%
Closed Sales	25	**22**	- 12.0%	185	**189**	+ 2.2%
Median Sales Price*	$798,000	**$802,500**	+ 0.6%	$796,500	**$800,000**	+ 0.4%
Percent of Original List Price Received*	98.8%	**98.2%**	- 0.6%	99.5%	**99.6%**	+ 0.1%
Days on Market Until Sale	38	**32**	- 15.8%	35	**37**	+ 5.7%
Inventory of Homes for Sale	67	**53**	- 20.9%	—	—	—
Months Supply of Inventory	2.4	**1.9**	- 20.8%	—	—	—

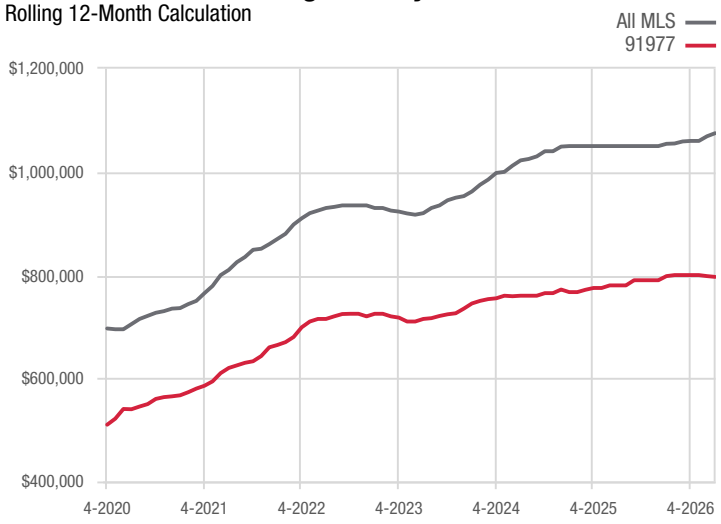
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	18	**12**	- 33.3%	86	**94**	+ 9.3%
Pending Sales	5	**6**	+ 20.0%	45	**61**	+ 35.6%
Closed Sales	8	**7**	- 12.5%	48	**58**	+ 20.8%
Median Sales Price*	$569,500	**$587,500**	+ 3.2%	$551,750	**$537,500**	- 2.6%
Percent of Original List Price Received*	100.2%	**95.6%**	- 4.6%	99.5%	**98.8%**	- 0.7%
Days on Market Until Sale	34	**36**	+ 5.9%	36	**35**	- 2.8%
Inventory of Homes for Sale	28	**24**	- 14.3%	—	—	—
Months Supply of Inventory	4.3	**3.0**	- 30.2%	—	—	—

* 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.

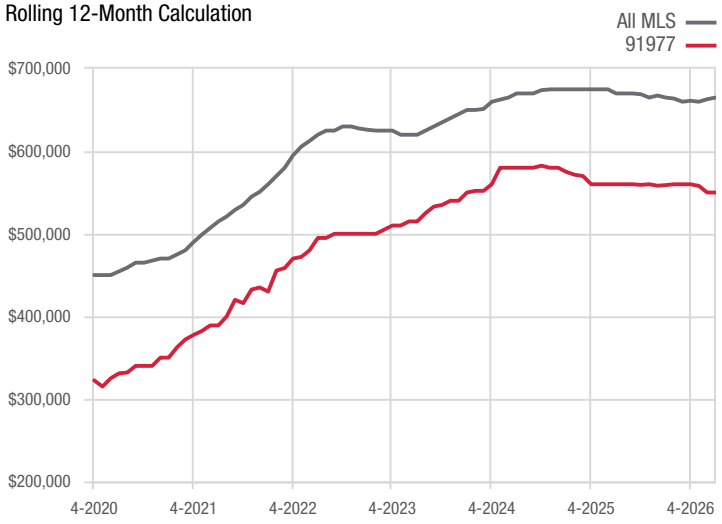
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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