# Local Market Update for August 2026

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

## 91977

### Spring Valley

| Detached | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 48 | **34** | - 29.2% | 343 | **302** | - 12.0% |
| Pending Sales | 22 | **18** | - 18.2% | 215 | **216** | + 0.5% |
| Closed Sales | 22 | **20** | - 9.1% | 207 | **210** | + 1.4% |
| Median Sales Price* | $764,000 | **$813,750** | + 6.5% | $794,500 | **$805,000** | + 1.3% |
| Percent of Original List Price Received* | 99.8% | **99.4%** | - 0.4% | 99.6% | **99.5%** | - 0.1% |
| Days on Market Until Sale | 30 | **18** | - 40.0% | 34 | **35** | + 2.9% |
| Inventory of Homes for Sale | 76 | **46** | - 39.5% | — | **—** | — |
| Months Supply of Inventory | 2.8 | **1.7** | - 39.3% | — | **—** | — |

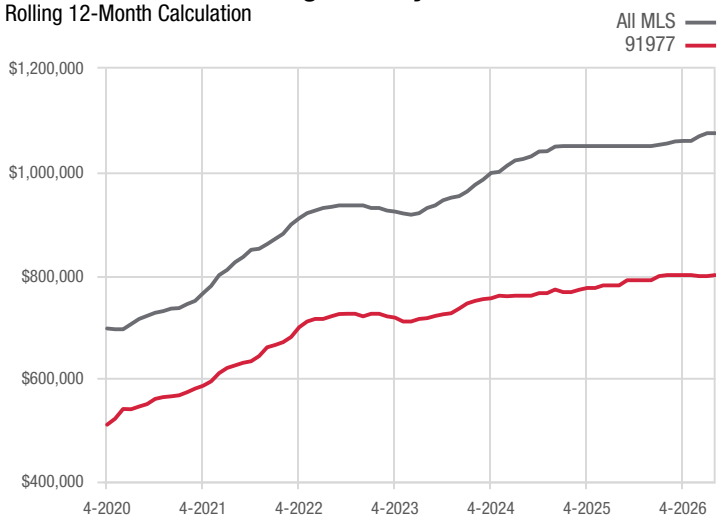
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 16 | **11** | - 31.3% | 101 | **107** | + 5.9% |
| Pending Sales | 5 | **5** | 0.0% | 50 | **65** | + 30.0% |
| Closed Sales | 4 | **4** | 0.0% | 52 | **62** | + 19.2% |
| Median Sales Price* | $755,000 | **$677,000** | - 10.3% | $559,250 | **$545,000** | - 2.5% |
| Percent of Original List Price Received* | 100.6% | **100.2%** | - 0.4% | 99.6% | **98.9%** | - 0.7% |
| Days on Market Until Sale | 13 | **85** | + 553.8% | 34 | **38** | + 11.8% |
| Inventory of Homes for Sale | 29 | **27** | - 6.9% | — | **—** | — |
| Months Supply of Inventory | 4.5 | **3.4** | - 24.4% | — | **—** | — |

* 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.

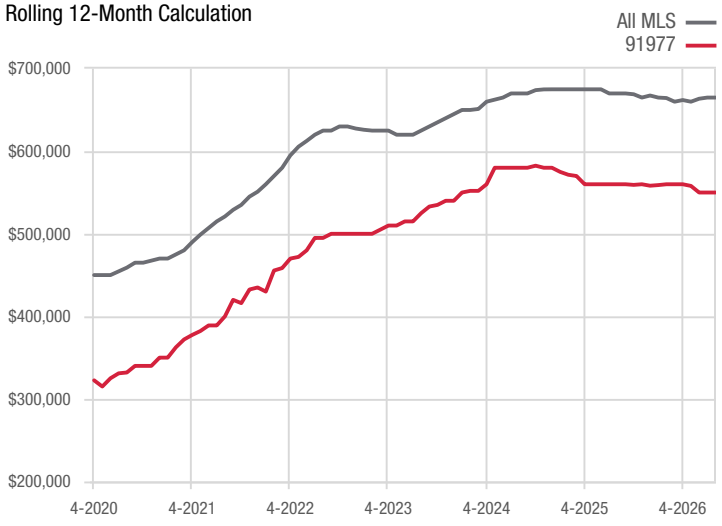
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




SAN DIEGO | MLS

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