

Local Market Update for September 2026

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

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Spring Valley

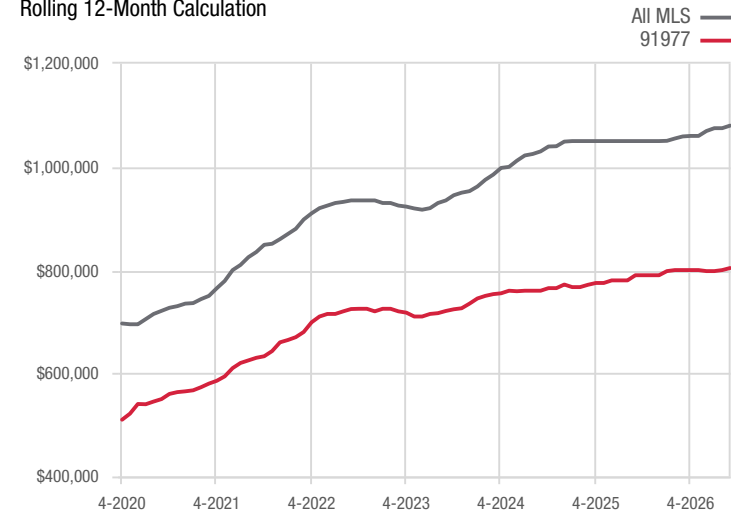
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	41	40	- 2.4%	387	337	- 12.9%
Pending Sales	41	23	- 43.9%	256	237	- 7.4%
Closed Sales	23	19	- 17.4%	230	231	+ 0.4%
Median Sales Price*	\$815,000	\$835,000	+ 2.5%	\$795,000	\$807,000	+ 1.5%
Percent of Original List Price Received*	98.1%	97.0%	- 1.1%	99.4%	99.3%	- 0.1%
Days on Market Until Sale	40	40	0.0%	35	35	0.0%
Inventory of Homes for Sale	62	50	- 19.4%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	12	17	+ 41.7%	114	124	+ 8.8%
Pending Sales	6	7	+ 16.7%	56	74	+ 32.1%
Closed Sales	6	8	+ 33.3%	58	70	+ 20.7%
Median Sales Price*	\$496,500	\$554,250	+ 11.6%	\$558,250	\$545,000	- 2.4%
Percent of Original List Price Received*	98.4%	101.6%	+ 3.3%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	27	42	+ 55.6%	33	38	+ 15.2%
Inventory of Homes for Sale	28	26	- 7.1%	—	—	—
Months Supply of Inventory	4.5	3.2	- 28.9%	—	—	—

* 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

