Local Market Update for October 2026

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

91977

Spring Valley

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	39	**39**	0.0%	426	**376**	- 11.7%
Pending Sales	26	**26**	0.0%	282	**259**	- 8.2%
Closed Sales	41	**14**	- 65.9%	271	**247**	- 8.9%
Median Sales Price*	$815,000	**$782,500**	- 4.0%	$799,000	**$800,000**	+ 0.1%
Percent of Original List Price Received*	99.9%	**96.3%**	- 3.6%	99.5%	**99.1%**	- 0.4%
Days on Market Until Sale	29	**50**	+ 72.4%	34	**36**	+ 5.9%
Inventory of Homes for Sale	58	**55**	- 5.2%	—	—	—
Months Supply of Inventory	2.1	**2.2**	+ 4.8%	—	—	—

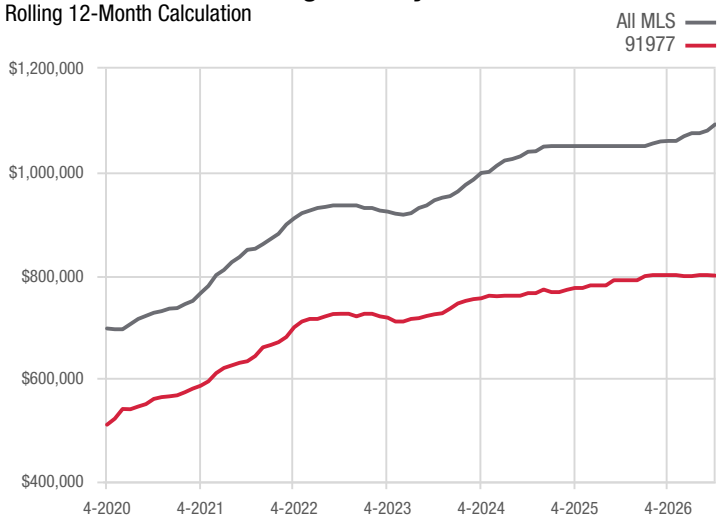
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	14	**15**	+ 7.1%	128	**140**	+ 9.4%
Pending Sales	10	**5**	- 50.0%	66	**79**	+ 19.7%
Closed Sales	7	**5**	- 28.6%	65	**75**	+ 15.4%
Median Sales Price*	$550,000	**$542,700**	- 1.3%	$558,000	**$542,700**	- 2.7%
Percent of Original List Price Received*	97.6%	**100.8%**	+ 3.3%	99.3%	**99.3%**	0.0%
Days on Market Until Sale	35	**77**	+ 120.0%	34	**41**	+ 20.6%
Inventory of Homes for Sale	24	**32**	+ 33.3%	—	—	—
Months Supply of Inventory	3.7	**4.1**	+ 10.8%	—	—	—

* 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.

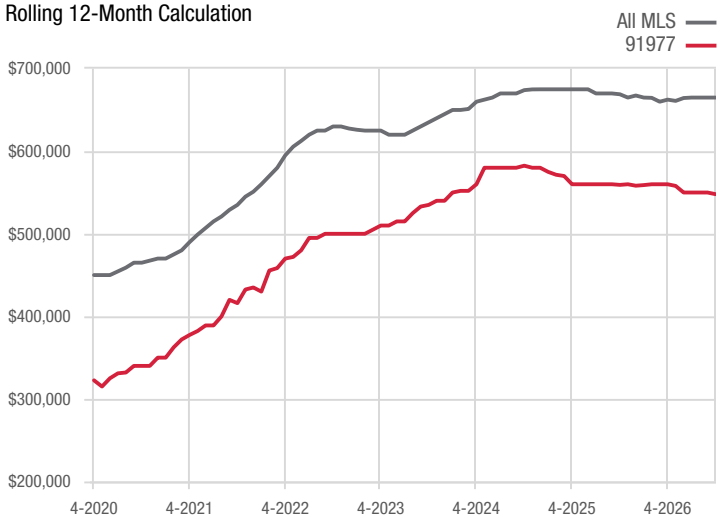
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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