

Local Market Update for June 2025

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

91977

Spring Valley

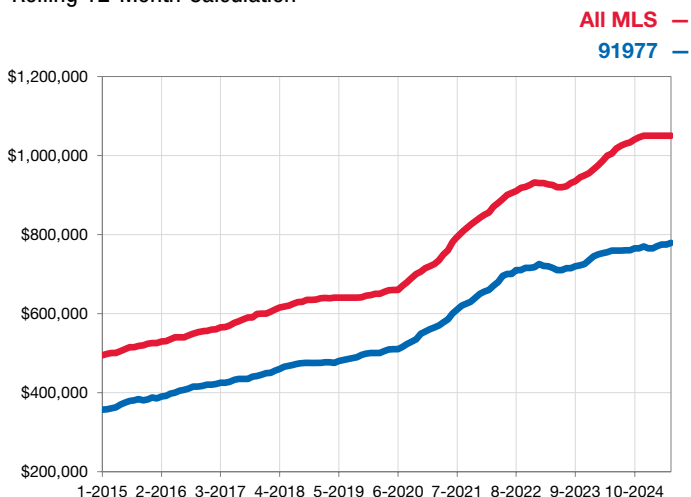
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	40	40	0.0%	234	253	+ 8.1%
Pending Sales	25	21	- 16.0%	168	163	- 3.0%
Closed Sales	34	30	- 11.8%	157	153	- 2.5%
Median Sales Price*	\$736,944	\$810,000	+ 9.9%	\$765,000	\$794,000	+ 3.8%
Percent of Original List Price Received*	100.0%	99.1%	- 0.9%	101.0%	99.6%	- 1.4%
Days on Market Until Sale	23	36	+ 56.5%	26	34	+ 30.8%
Inventory of Homes for Sale	58	64	+ 10.3%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	10	7	- 30.0%	69	69	0.0%
Pending Sales	6	9	+ 50.0%	47	42	- 10.6%
Closed Sales	2	6	+ 200.0%	46	42	- 8.7%
Median Sales Price*	\$466,500	\$610,000	+ 30.8%	\$604,247	\$542,500	- 10.2%
Percent of Original List Price Received*	101.8%	99.9%	- 1.9%	101.2%	98.9%	- 2.3%
Days on Market Until Sale	17	17	0.0%	30	35	+ 16.7%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

* 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

