

Local Market Update for September 2024

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

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Spring Valley

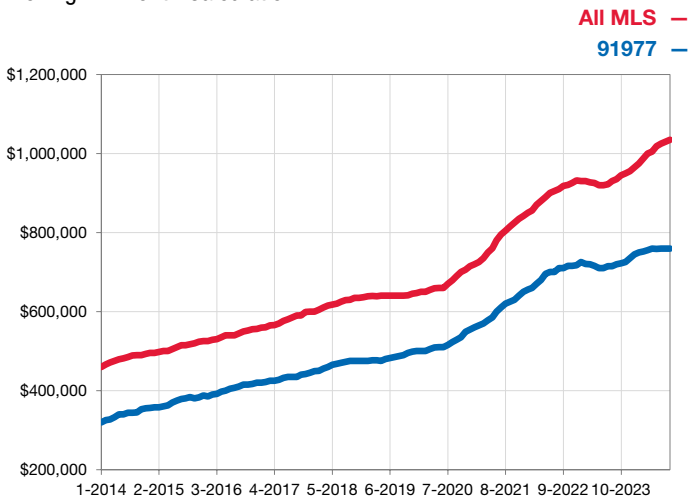
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	37	54	+ 45.9%	286	384	+ 34.3%
Pending Sales	22	28	+ 27.3%	241	256	+ 6.2%
Closed Sales	17	32	+ 88.2%	241	242	+ 0.4%
Median Sales Price*	\$780,000	\$750,000	- 3.8%	\$735,000	\$765,000	+ 4.1%
Percent of Original List Price Received*	98.5%	98.0%	- 0.5%	101.5%	100.5%	- 1.0%
Days on Market Until Sale	30	26	- 13.3%	25	26	+ 4.0%
Inventory of Homes for Sale	43	77	+ 79.1%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--

* 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.

Townhouse-Condo	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	10	15	+ 50.0%	91	105	+ 15.4%
Pending Sales	8	9	+ 12.5%	76	72	- 5.3%
Closed Sales	4	6	+ 50.0%	83	72	- 13.3%
Median Sales Price*	\$609,500	\$559,500	- 8.2%	\$540,000	\$585,000	+ 8.3%
Percent of Original List Price Received*	102.2%	97.9%	- 4.2%	102.8%	100.7%	- 2.0%
Days on Market Until Sale	34	44	+ 29.4%	23	29	+ 26.1%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	1.3	2.6	+ 100.0%	--	--	--

* 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

