

# Local Market Update for October 2022

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

## 91977

Spring Valley

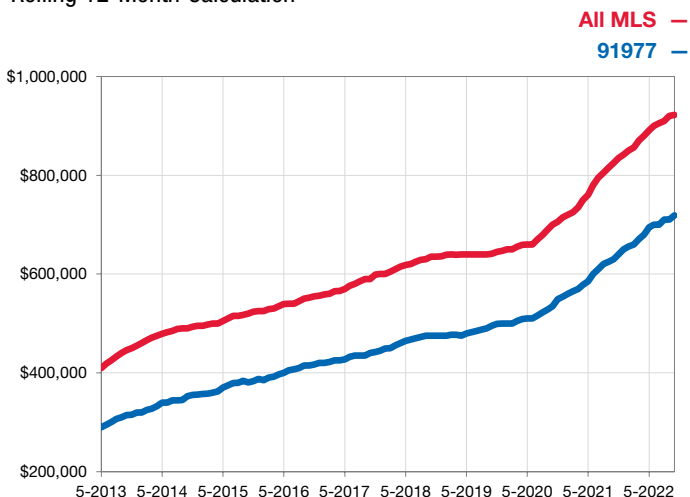
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	50	34	- 32.0%	543	553	+ 1.8%
Pending Sales	44	35	- 20.5%	448	383	- 14.5%
Closed Sales	47	38	- 19.1%	431	398	- 7.7%
Median Sales Price*	\$640,000	\$710,000	+ 10.9%	\$640,000	\$727,500	+ 13.7%
Percent of Original List Price Received*	100.5%	96.9%	- 3.6%	103.5%	102.3%	- 1.2%
Days on Market Until Sale	17	37	+ 117.6%	18	23	+ 27.8%
Inventory of Homes for Sale	49	60	+ 22.4%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

\* 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.

Townhouse-Condo	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	16	10	- 37.5%	145	135	- 6.9%
Pending Sales	20	12	- 40.0%	131	106	- 19.1%
Closed Sales	16	14	- 12.5%	119	110	- 7.6%
Median Sales Price*	\$417,500	\$436,250	+ 4.5%	\$425,000	\$500,000	+ 17.6%
Percent of Original List Price Received*	101.4%	100.2%	- 1.2%	104.0%	104.1%	+ 0.1%
Days on Market Until Sale	30	21	- 30.0%	18	16	- 11.1%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

\* 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

