

Local Market Update for September 2025

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

91977

Spring Valley

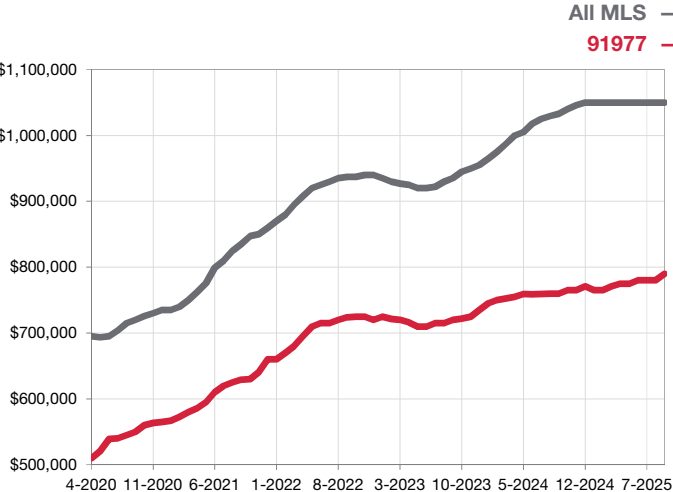
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	39	39	0.0%	308	385	+ 25.0%
Pending Sales	22	41	+ 86.4%	249	260	+ 4.4%
Closed Sales	35	23	- 34.3%	246	230	- 6.5%
Median Sales Price*	\$750,000	\$815,000	+ 8.7%	\$767,000	\$796,500	+ 3.8%
Percent of Original List Price Received*	98.3%	98.1%	- 0.2%	100.5%	99.6%	- 0.9%
Days on Market Until Sale	32	40	+ 25.0%	27	34	+ 25.9%
Inventory of Homes for Sale	77	54	- 29.9%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	13	11	- 15.4%	85	112	+ 31.8%
Pending Sales	9	6	- 33.3%	72	57	- 20.8%
Closed Sales	6	6	0.0%	72	59	- 18.1%
Median Sales Price*	\$559,500	\$496,500	- 11.3%	\$585,000	\$558,500	- 4.5%
Percent of Original List Price Received*	97.9%	98.4%	+ 0.5%	100.7%	99.5%	- 1.2%
Days on Market Until Sale	44	27	- 38.6%	29	33	+ 13.8%
Inventory of Homes for Sale	16	25	+ 56.3%	--	--	--
Months Supply of Inventory	2.1	3.9	+ 85.7%	--	--	--

* 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

