

Local Market Update for February 2025

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

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Spring Valley

Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	42	36	- 14.3%	72	80	+ 11.1%
Pending Sales	29	22	- 24.1%	53	50	- 5.7%
Closed Sales	24	22	- 8.3%	39	43	+ 10.3%
Median Sales Price*	\$762,500	\$769,500	+ 0.9%	\$765,000	\$750,000	- 2.0%
Percent of Original List Price Received*	102.6%	100.0%	- 2.5%	101.6%	99.7%	- 1.9%
Days on Market Until Sale	37	40	+ 8.1%	32	43	+ 34.4%
Inventory of Homes for Sale	47	55	+ 17.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

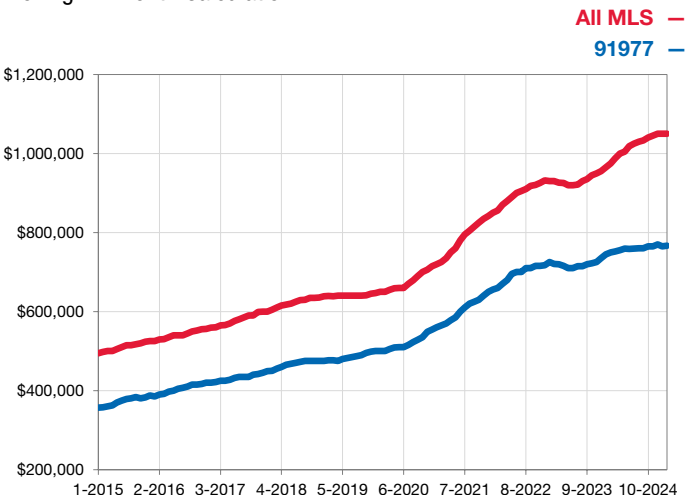
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	8	6	- 25.0%	19	21	+ 10.5%
Pending Sales	9	7	- 22.2%	17	16	- 5.9%
Closed Sales	9	7	- 22.2%	14	16	+ 14.3%
Median Sales Price*	\$585,000	\$511,700	- 12.5%	\$595,000	\$518,350	- 12.9%
Percent of Original List Price Received*	101.7%	102.5%	+ 0.8%	101.4%	100.4%	- 1.0%
Days on Market Until Sale	13	27	+ 107.7%	28	38	+ 35.7%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

