

Local Market Update for April 2025

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

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Spring Valley

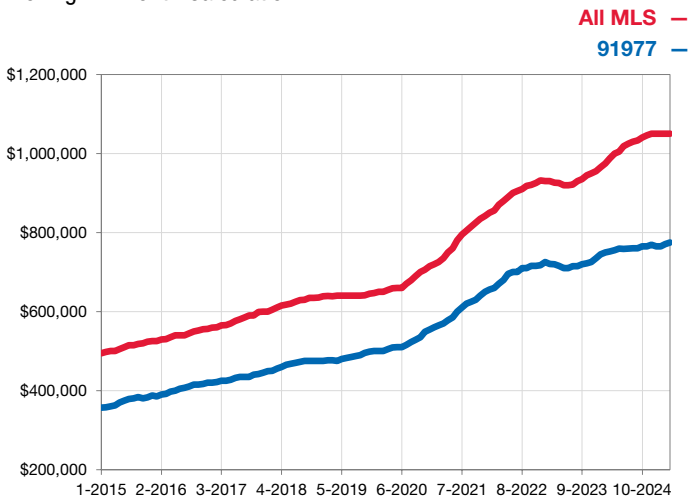
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	35	37	+ 5.7%	136	163	+ 19.9%
Pending Sales	20	27	+ 35.0%	105	110	+ 4.8%
Closed Sales	18	28	+ 55.6%	93	92	- 1.1%
Median Sales Price*	\$767,000	\$817,500	+ 6.6%	\$760,000	\$780,500	+ 2.7%
Percent of Original List Price Received*	98.4%	99.1%	+ 0.7%	101.8%	99.4%	- 2.4%
Days on Market Until Sale	31	27	- 12.9%	27	33	+ 22.2%
Inventory of Homes for Sale	45	53	+ 17.8%	--	--	--
Months Supply of Inventory	1.8	1.8	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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	8	14	+ 75.0%	45	49	+ 8.9%
Pending Sales	10	5	- 50.0%	35	29	- 17.1%
Closed Sales	7	8	+ 14.3%	30	32	+ 6.7%
Median Sales Price*	\$580,000	\$552,500	- 4.7%	\$614,500	\$540,000	- 12.1%
Percent of Original List Price Received*	102.5%	98.4%	- 4.0%	101.2%	98.9%	- 2.3%
Days on Market Until Sale	38	28	- 26.3%	31	33	+ 6.5%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	1.6	2.7	+ 68.8%	--	--	--

* 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

