

Local Market Update for July 2025

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

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Spring Valley

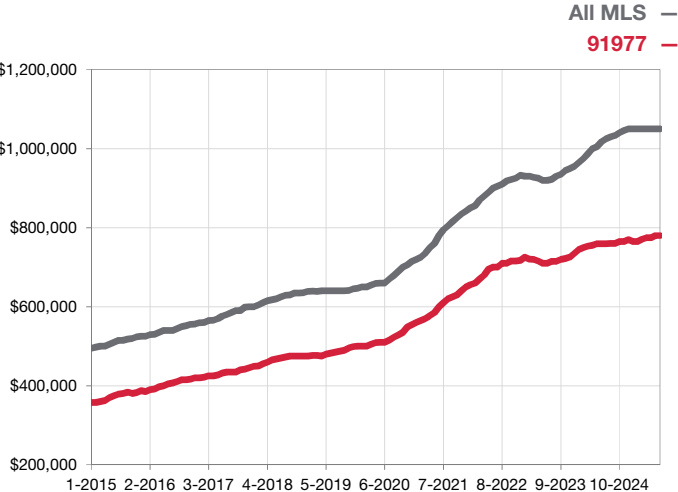
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	54	33	- 38.9%	288	292	+ 1.4%
Pending Sales	29	33	+ 13.8%	197	197	0.0%
Closed Sales	25	24	- 4.0%	182	182	0.0%
Median Sales Price*	\$776,000	\$798,000	+ 2.8%	\$773,000	\$798,000	+ 3.2%
Percent of Original List Price Received*	99.7%	99.6%	- 0.1%	100.8%	99.6%	- 1.2%
Days on Market Until Sale	23	39	+ 69.6%	25	34	+ 36.0%
Inventory of Homes for Sale	68	60	- 11.8%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	9	16	+ 77.8%	78	86	+ 10.3%
Pending Sales	9	5	- 44.4%	56	47	- 16.1%
Closed Sales	11	7	- 36.4%	57	49	- 14.0%
Median Sales Price*	\$550,000	\$575,000	+ 4.5%	\$590,000	\$558,500	- 5.3%
Percent of Original List Price Received*	101.3%	99.8%	- 1.5%	101.2%	99.0%	- 2.2%
Days on Market Until Sale	16	36	+ 125.0%	27	35	+ 29.6%
Inventory of Homes for Sale	13	26	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	3.8	+ 111.1%	--	--	--

* 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

