

Local Market Update for February 2026

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

91977

Spring Valley

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	45	34	- 24.4%	91	74	- 18.7%
Pending Sales	18	30	+ 66.7%	47	54	+ 14.9%
Closed Sales	23	22	- 4.3%	44	37	- 15.9%
Median Sales Price*	\$760,000	\$805,000	+ 5.9%	\$747,500	\$779,000	+ 4.2%
Percent of Original List Price Received*	99.6%	99.3%	- 0.3%	99.5%	99.9%	+ 0.4%
Days on Market Until Sale	43	36	- 16.3%	44	28	- 36.4%
Inventory of Homes for Sale	71	46	- 35.2%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

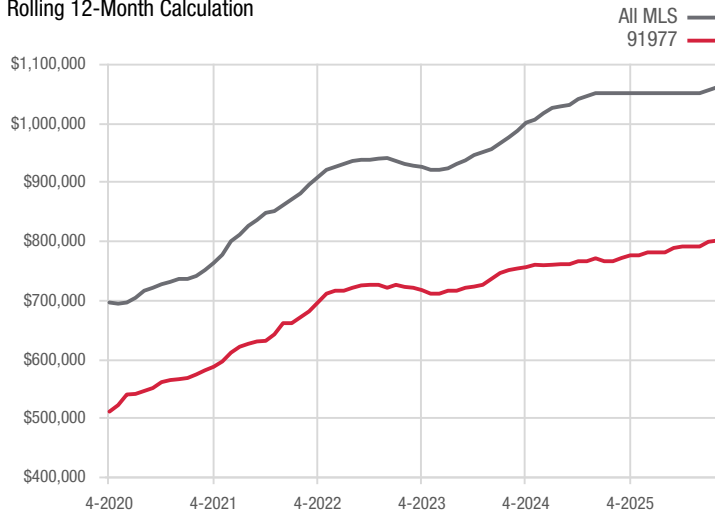
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	7	11	+ 57.1%	22	22	0.0%
Pending Sales	7	8	+ 14.3%	16	14	- 12.5%
Closed Sales	7	2	- 71.4%	16	7	- 56.3%
Median Sales Price*	\$511,700	\$751,500	+ 46.9%	\$518,350	\$560,000	+ 8.0%
Percent of Original List Price Received*	102.5%	97.7%	- 4.7%	100.4%	97.0%	- 3.4%
Days on Market Until Sale	27	87	+ 222.2%	38	47	+ 23.7%
Inventory of Homes for Sale	13	19	+ 46.2%	—	—	—
Months Supply of Inventory	1.7	3.0	+ 76.5%	—	—	—

* 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

