

Local Market Update for October 2024

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

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Spring Valley

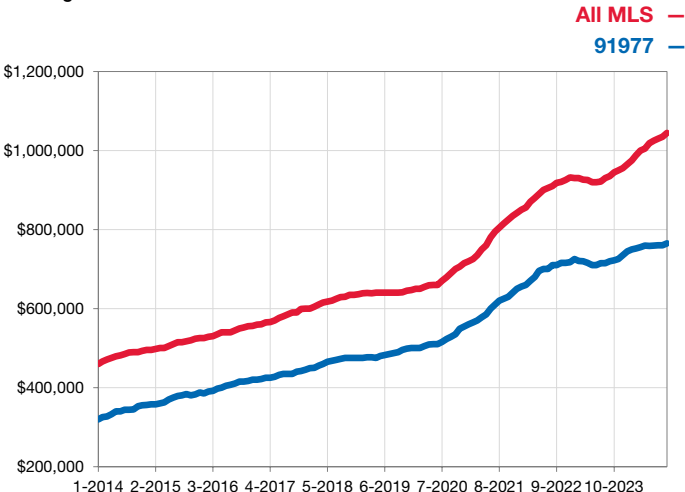
Single Family	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	35	46	+ 31.4%	321	433	+ 34.9%
Pending Sales	29	45	+ 55.2%	270	295	+ 9.3%
Closed Sales	28	21	- 25.0%	269	266	- 1.1%
Median Sales Price*	\$726,500	\$792,000	+ 9.0%	\$730,000	\$773,500	+ 6.0%
Percent of Original List Price Received*	100.8%	100.1%	- 0.7%	101.4%	100.5%	- 0.9%
Days on Market Until Sale	22	28	+ 27.3%	25	27	+ 8.0%
Inventory of Homes for Sale	38	67	+ 76.3%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	9	11	+ 22.2%	100	118	+ 18.0%
Pending Sales	4	8	+ 100.0%	80	80	0.0%
Closed Sales	6	8	+ 33.3%	89	80	- 10.1%
Median Sales Price*	\$502,500	\$590,000	+ 17.4%	\$537,000	\$585,000	+ 8.9%
Percent of Original List Price Received*	98.3%	102.5%	+ 4.3%	102.5%	100.9%	- 1.6%
Days on Market Until Sale	20	42	+ 110.0%	23	31	+ 34.8%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

