

Local Market Update for January 2026

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

91977

Spring Valley

Detached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	46	36	- 21.7%	46	36	- 21.7%
Pending Sales	29	24	- 17.2%	29	24	- 17.2%
Closed Sales	21	15	- 28.6%	21	15	- 28.6%
Median Sales Price*	\$725,000	\$755,000	+ 4.1%	\$725,000	\$755,000	+ 4.1%
Percent of Original List Price Received*	99.4%	100.8%	+ 1.4%	99.4%	100.8%	+ 1.4%
Days on Market Until Sale	46	17	- 63.0%	46	17	- 63.0%
Inventory of Homes for Sale	53	44	- 17.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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.

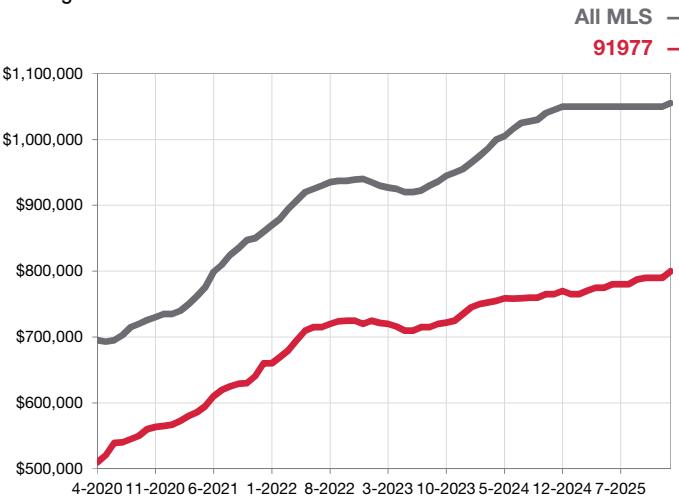
Attached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	15	10	- 33.3%	15	10	- 33.3%
Pending Sales	9	6	- 33.3%	9	6	- 33.3%
Closed Sales	9	5	- 44.4%	9	5	- 44.4%
Median Sales Price*	\$558,500	\$560,000	+ 0.3%	\$558,500	\$560,000	+ 0.3%
Percent of Original List Price Received*	98.7%	96.7%	- 2.0%	98.7%	96.7%	- 2.0%
Days on Market Until Sale	46	31	- 32.6%	46	31	- 32.6%
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

