

Local Market Update for April 2026

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

91977

Spring Valley

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	41	42	+ 2.4%	170	160	- 5.9%
Pending Sales	29	36	+ 24.1%	110	122	+ 10.9%
Closed Sales	31	33	+ 6.5%	95	98	+ 3.2%
Median Sales Price*	\$820,000	\$798,000	- 2.7%	\$785,500	\$802,500	+ 2.2%
Percent of Original List Price Received*	99.3%	100.9%	+ 1.6%	99.4%	99.8%	+ 0.4%
Days on Market Until Sale	30	51	+ 70.0%	34	43	+ 26.5%
Inventory of Homes for Sale	60	48	- 20.0%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

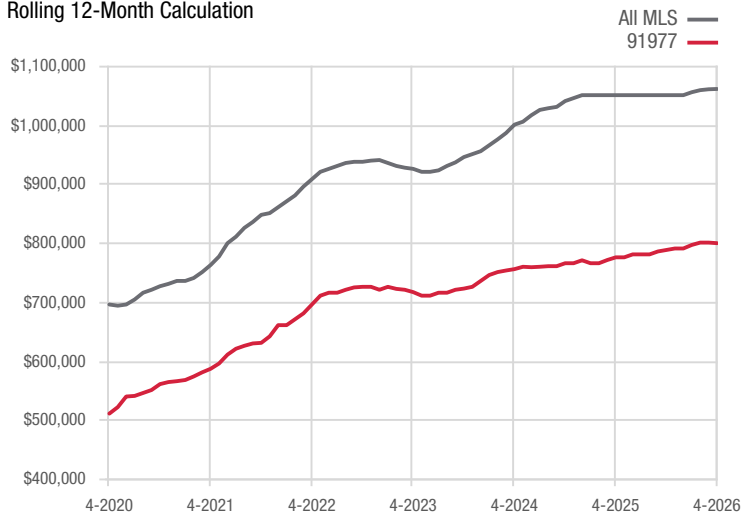
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	16	17	+ 6.3%	50	54	+ 8.0%
Pending Sales	5	11	+ 120.0%	28	36	+ 28.6%
Closed Sales	8	9	+ 12.5%	31	34	+ 9.7%
Median Sales Price*	\$552,500	\$435,000	- 21.3%	\$545,000	\$558,500	+ 2.5%
Percent of Original List Price Received*	98.4%	97.0%	- 1.4%	99.5%	98.5%	- 1.0%
Days on Market Until Sale	28	28	0.0%	33	36	+ 9.1%
Inventory of Homes for Sale	22	17	- 22.7%	—	—	—
Months Supply of Inventory	3.1	2.3	- 25.8%	—	—	—

* 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

