

Local Market Update for July 2024

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

91977

Spring Valley

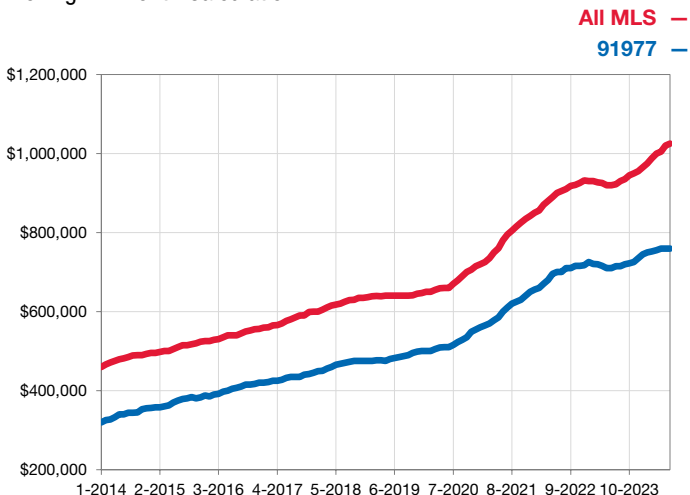
Single Family	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	26	49	+ 88.5%	216	278	+ 28.7%
Pending Sales	28	32	+ 14.3%	197	202	+ 2.5%
Closed Sales	30	22	- 26.7%	197	177	- 10.2%
Median Sales Price*	\$768,500	\$785,000	+ 2.1%	\$725,000	\$775,000	+ 6.9%
Percent of Original List Price Received*	102.9%	99.6%	- 3.2%	101.6%	100.9%	- 0.7%
Days on Market Until Sale	18	23	+ 27.8%	26	26	0.0%
Inventory of Homes for Sale	30	51	+ 70.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	75	79	+ 5.3%
Pending Sales	7	9	+ 28.6%	64	57	- 10.9%
Closed Sales	7	10	+ 42.9%	70	56	- 20.0%
Median Sales Price*	\$535,000	\$555,000	+ 3.7%	\$535,000	\$595,000	+ 11.2%
Percent of Original List Price Received*	103.0%	101.3%	- 1.7%	103.0%	101.4%	- 1.6%
Days on Market Until Sale	14	15	+ 7.1%	22	25	+ 13.6%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--

* 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

