

Local Market Update for March 2024

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

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Spring Valley

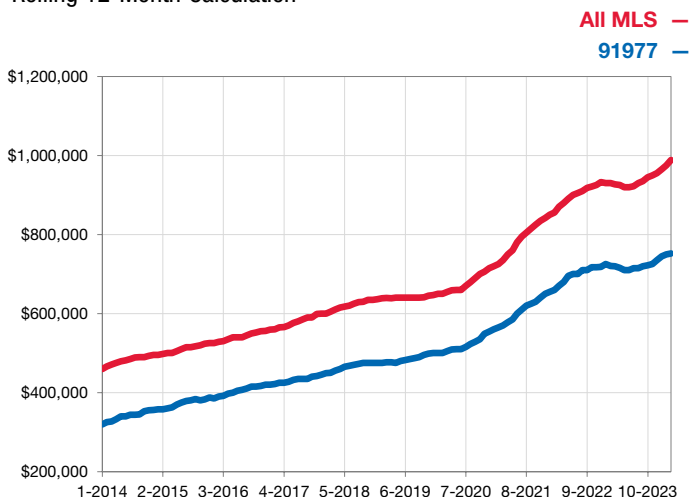
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	25	27	+ 8.0%	81	96	+ 18.5%
Pending Sales	20	33	+ 65.0%	79	86	+ 8.9%
Closed Sales	32	36	+ 12.5%	83	75	- 9.6%
Median Sales Price*	\$717,500	\$760,000	+ 5.9%	\$702,000	\$760,000	+ 8.3%
Percent of Original List Price Received*	101.0%	103.7%	+ 2.7%	100.1%	102.6%	+ 2.5%
Days on Market Until Sale	34	21	- 38.2%	39	27	- 30.8%
Inventory of Homes for Sale	30	26	- 13.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	8	16	+ 100.0%	24	35	+ 45.8%
Pending Sales	10	9	- 10.0%	23	27	+ 17.4%
Closed Sales	9	8	- 11.1%	28	22	- 21.4%
Median Sales Price*	\$599,990	\$690,000	+ 15.0%	\$535,000	\$657,500	+ 22.9%
Percent of Original List Price Received*	104.5%	101.0%	- 3.3%	102.8%	101.3%	- 1.5%
Days on Market Until Sale	31	17	- 45.2%	25	24	- 4.0%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

* 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

