

# 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	<b>\$755,000</b>	+ 4.1%	\$725,000	<b>\$755,000</b>	+ 4.1%
Percent of Original List Price Received*	99.4%	<b>100.8%</b>	+ 1.4%	99.4%	<b>100.8%</b>	+ 1.4%
Days on Market Until Sale	46	<b>17</b>	- 63.0%	46	<b>17</b>	- 63.0%
Inventory of Homes for Sale	53	<b>44</b>	- 17.0%	--	--	--
Months Supply of Inventory	1.8	<b>1.7</b>	- 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.

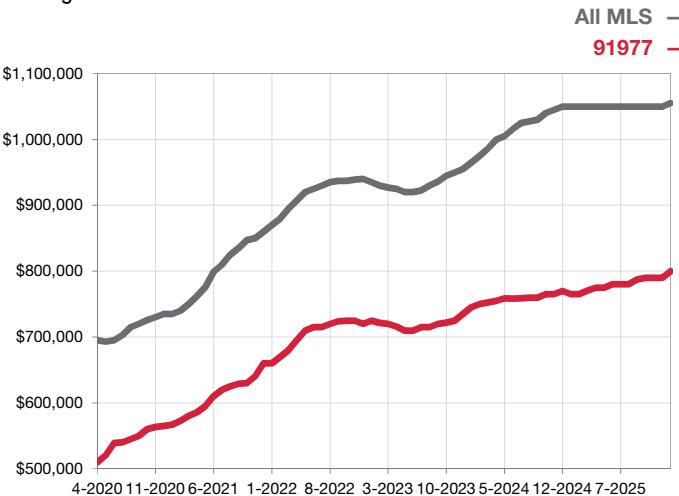
### Attached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	15	<b>10</b>	- 33.3%	15	<b>10</b>	- 33.3%
Pending Sales	9	<b>6</b>	- 33.3%	9	<b>6</b>	- 33.3%
Closed Sales	9	<b>5</b>	- 44.4%	9	<b>5</b>	- 44.4%
Median Sales Price*	\$558,500	<b>\$560,000</b>	+ 0.3%	\$558,500	<b>\$560,000</b>	+ 0.3%
Percent of Original List Price Received*	98.7%	<b>96.7%</b>	- 2.0%	98.7%	<b>96.7%</b>	- 2.0%
Days on Market Until Sale	46	<b>31</b>	- 32.6%	46	<b>31</b>	- 32.6%
Inventory of Homes for Sale	13	<b>19</b>	+ 46.2%	--	--	--
Months Supply of Inventory	1.7	<b>3.0</b>	+ 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

