

# Local Market Update for December 2025

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

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Spring Valley

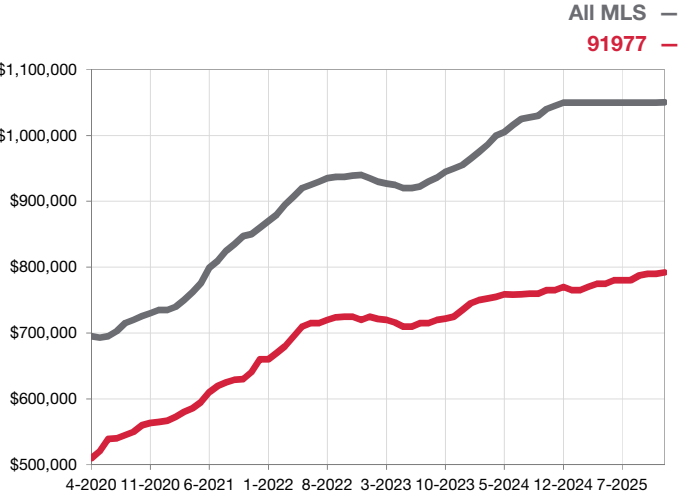
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	7	7	0.0%	457	418	- 8.5%
Pending Sales	18	18	0.0%	341	325	- 4.7%
Closed Sales	38	20	- 47.4%	342	312	- 8.8%
Median Sales Price*	\$764,000	\$762,500	- 0.2%	\$770,000	\$792,000	+ 2.9%
Percent of Original List Price Received*	98.4%	97.2%	- 1.2%	100.0%	99.3%	- 0.7%
Days on Market Until Sale	41	44	+ 7.3%	28	35	+ 25.0%
Inventory of Homes for Sale	56	14	- 75.0%	--	--	--
Months Supply of Inventory	2.0	0.5	- 75.0%	--	--	--

\* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	5	2	- 60.0%	122	124	+ 1.6%
Pending Sales	6	5	- 16.7%	91	78	- 14.3%
Closed Sales	5	10	+ 100.0%	92	80	- 13.0%
Median Sales Price*	\$580,000	\$553,000	- 4.7%	\$580,000	\$559,250	- 3.6%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	100.7%	99.3%	- 1.4%
Days on Market Until Sale	39	51	+ 30.8%	30	35	+ 16.7%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

\* 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

