

Spring Valley 91978

ZIP code · CA · California > San Diego County > Spring Valley

BUYER'S MARKET

\$649K

MEDIAN SALE PRICE

-27.3%

1-YR CHANGE

70

SALES (12 MO)

\$751K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



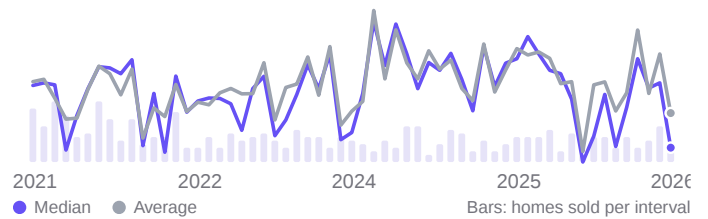
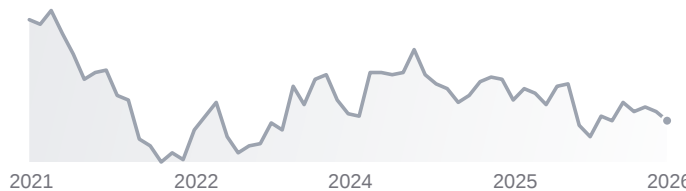
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$470K · Average \$620K

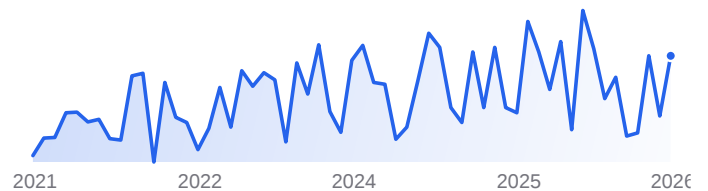
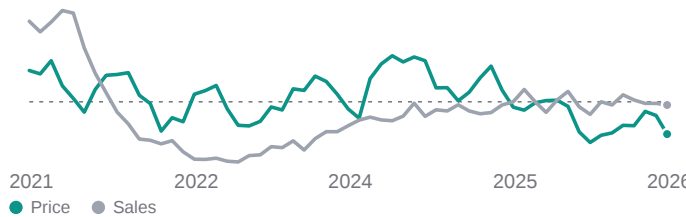


Growth (year over year)

Price -27.3% · Sales -2.8%

Price per square foot

\$513/ft²



Sale premium vs estimated value

+1.1%

Annual turnover (share of homes sold)

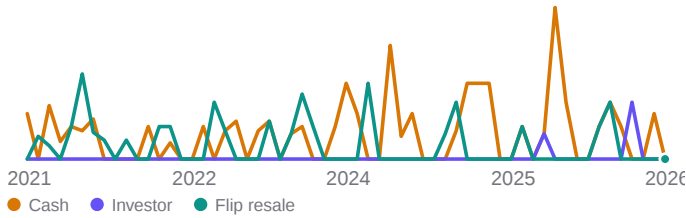
2.5%



BUYERS & OUTCOMES

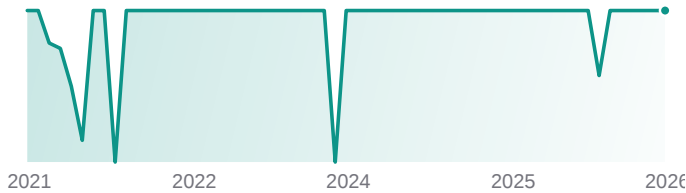
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



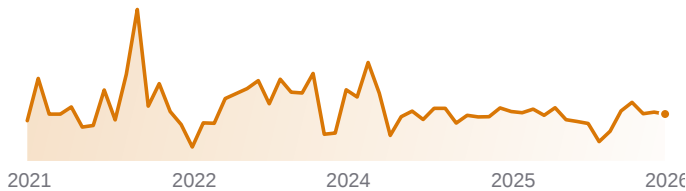
Sellers who sold at a gain

100%

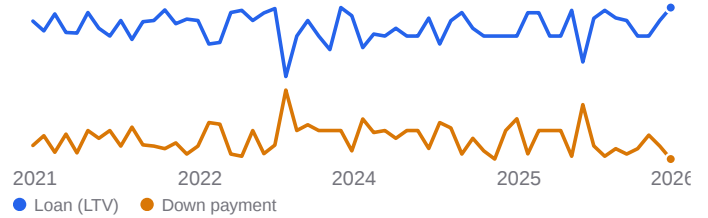


Median annualized return at resale

+5.8%

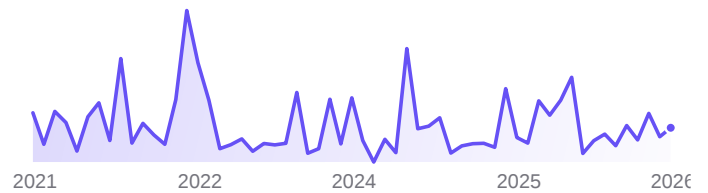


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



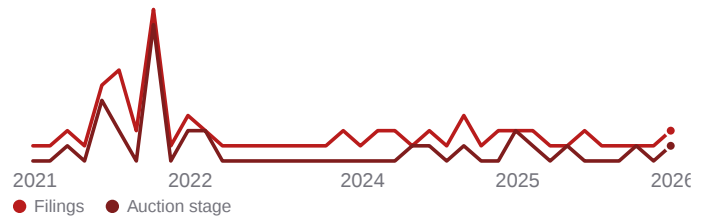
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,856
Median value (AVM)	\$751K
Median size	1,652 ft²
Median bedrooms	3
Median year built	1980
Single family	61%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.8%
Owner occupied	72%
Company owned	43%
Median loan-to-value	54%

Typical ownership tenure

23.9 yrs

COMMUNITY

Population	10,119
Density	1,243 / mi²
Median household income	\$98K
Average household income	\$120K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	180
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	14.9%
Unemployment	1.5%
Average temp	63°F
Annual precip	15 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.