

Comparative Market Analysis

509 Alene St, Spring Valley, CA 91977

October 10th, 2026 1:52 PM



Prepared By
Holly Watt



Introduction



Holly Watt

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Location

3110 CAMINO DEL RIO
S STE 312
San Diego, CA 92108

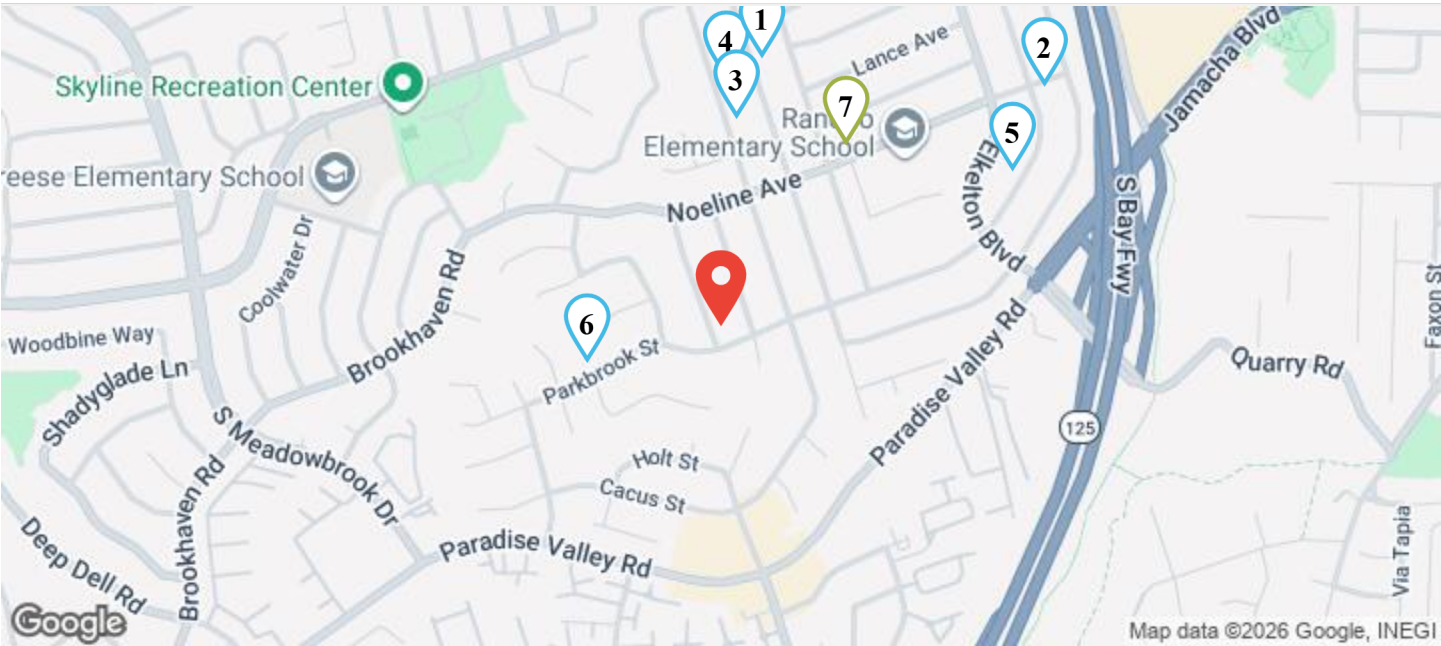
**Holly Watt**

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Map of Comparable Properties



 Subject Property

6 Sold

1 Active

	Address	Status	Bed	Bath	Approx. SQFT	Price
	509 Alene St		3	2	1,054	\$764,153
1	723 Osage St	Sold	3	2	1,054	\$765,000
2	557 Parkbrook Street	Sold	3	2	1,055	\$750,000
3	639 Worthington St.	Sold	3	2	1,454	\$775,000
4	709 Worthington Street	Sold	3	2	1,455	\$824,000
5	524 Parkbrook st Street	Sold	3	2	1,454	\$800,000
6	8432 Parkbrook St	Sold	4	2	1,353	\$855,000
7	8812 Noeline Avenue	Active	3	2	1,454	\$749,999



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Summary of Comparable Properties

Subject Property	#1 - Comparable	#2 - Comparable	#3 - Comparable	#4 - Comparable	#5 - Comparable
					
509 Alene St, Spring Valley, CA 91977,	723 Osage St, Spring Valley, CA 91977	557 Parkbrook Street, Spring Valley, CA 91977	639 Worthington St., Spring Valley, CA 91977	709 Worthington Street, Spring Valley, CA 91977	524 Parkbrook st Street, Spring Valley, CA 91977
Adjusted Price					
List/Sold Price	\$765,000	\$750,000	\$775,000	\$824,000	\$800,000
Status	Sold	Sold	Sold	Sold	Sold
List/Close Date	7/20/2026	4/17/2026	8/17/2026	7/7/2026	5/8/2026
Property Type Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Bedrooms 3	3	3	3	3	3
Bathrooms Full 1	2	1	2	2	2
Bathrooms Partial 1	0	1	0	0	0
Approx. SQFT 1,054	1,054	1,055	1,454	1,455	1,454
\$ / SQFT \$725 / sqft	\$693 / sqft	\$711 / sqft	\$543 / sqft	\$563 / sqft	\$547 / sqft
Garage Capacity 2	2	2	2	2	2
Lot Size (ac) 0.15	0.16	0.17	0.17	0.16	0.16
Year Built 1960	1960	1960	1960	1960	1960



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Summary of Comparable Properties

Subject Property	#6 - Comparable	#7 - Comparable
		
509 Alene St, Spring Valley, CA 91977,	8432 Parkbrook St, San Diego, CA 92114	8812 Noeline Avenue, Spring Valley, CA 91977
Adjusted Price		
List/Sold Price	\$855,000	\$749,999
Status	Sold	Active
List/Close Date	4/16/2026	9/16/2026
Property Type Single Family Residence	Single Family Residence	Single Family Residence
Bedrooms 3	4	3
Bathrooms Full 1	2	2
Bathrooms Partial 1	0	0
Approx. SQFT 1,054	1,353	1,454
\$ / SQFT \$725 / sqft	\$588 / sqft	\$516 / sqft
Garage Capacity 2	2	2
Lot Size (ac) 0.15	0.18	0.16
Year Built 1960	1971	1960



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CMA Summary Report

Suggested Price

\$764,153

\$726K - \$802K Price Range

		HIGH	LOW	AVERAGE			MEDIAN	
List Price		\$819,000	\$729,900	\$775,413			\$789,000	
Sold Price		\$855,000	\$750,000	\$794,833			\$787,500	
Adjusted Price		\$0	\$0	\$0			\$0	
Status	Address	Lot Size (ac)	Approx. SQFT	DOM	Listing Price	LP / SQFT	Sold Price	SP / SQFT
Sold	723 Osage St, Spring Valley, CA 91977	0.16	1,054	7	\$729,900	\$692	\$765,000	\$725
Sold	557 Parkbrook Street, Spring Valley, CA 91977	0.17	1,055	26	\$749,995	\$710	\$750,000	\$710
Sold	639 Worthington St., Spring Valley, CA 91977	0.17	1,454	12	\$789,000	\$542	\$775,000	\$533
Sold	709 Worthington Street, Spring Valley, CA 91977	0.16	1,455	21	\$819,000	\$562	\$824,000	\$566
Sold	524 Parkbrook st Street, Spring Valley, CA 91977	0.16	1,454	84	\$795,000	\$546	\$800,000	\$550
Sold	8432 Parkbrook St, San Diego, CA 92114	0.18	1,353	6	\$795,000	\$587	\$855,000	\$631
Status	Address	Lot Size (ac)	Approx. SQFT	DOM	Listing Price	LP / SQFT		
Active	8812 Noeline Avenue, Spring Valley, CA 91977	0.16	1,454	0	\$749,999	\$515		



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