

Local Market Update for October 2021

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

92081

Vista South

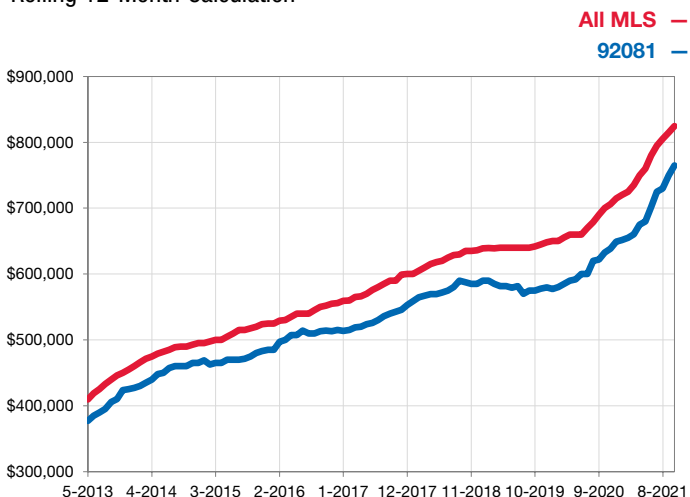
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	33	31	- 6.1%	295	266	- 9.8%
Pending Sales	34	27	- 20.6%	270	252	- 6.7%
Closed Sales	37	28	- 24.3%	241	246	+ 2.1%
Median Sales Price*	\$668,000	\$760,000	+ 13.8%	\$636,500	\$781,307	+ 22.8%
Percent of Original List Price Received*	101.1%	103.9%	+ 2.8%	99.9%	105.4%	+ 5.5%
Days on Market Until Sale	28	17	- 39.3%	26	16	- 38.5%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

* 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	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	10	4	- 60.0%	100	83	- 17.0%
Pending Sales	12	3	- 75.0%	102	83	- 18.6%
Closed Sales	9	10	+ 11.1%	94	90	- 4.3%
Median Sales Price*	\$536,715	\$607,500	+ 13.2%	\$508,410	\$561,193	+ 10.4%
Percent of Original List Price Received*	100.9%	103.5%	+ 2.6%	99.5%	103.3%	+ 3.8%
Days on Market Until Sale	21	21	0.0%	43	19	- 55.8%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

* 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

