

Local Market Update for October 2018

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

92081

Vista South

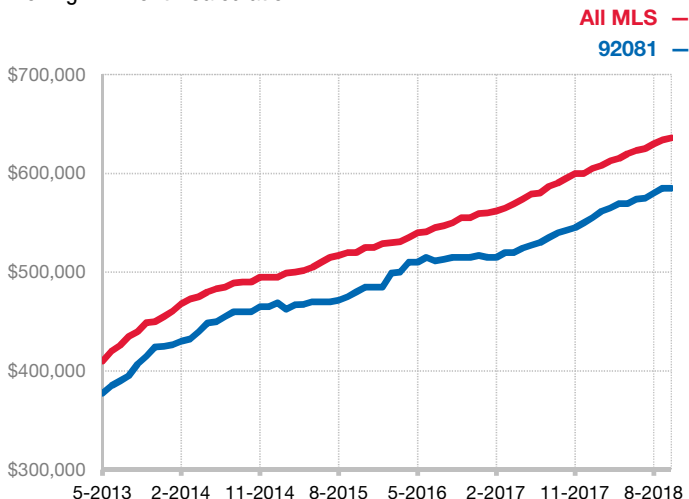
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	29	40	+ 37.9%	314	344	+ 9.6%
Pending Sales	23	25	+ 8.7%	264	231	- 12.5%
Closed Sales	19	24	+ 26.3%	251	207	- 17.5%
Median Sales Price*	\$606,000	\$595,750	- 1.7%	\$548,000	\$590,000	+ 7.7%
Percent of Original List Price Received*	99.5%	96.4%	- 3.1%	98.8%	98.2%	- 0.6%
Days on Market Until Sale	19	29	+ 52.6%	21	19	- 9.5%
Inventory of Homes for Sale	33	49	+ 48.5%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--

* 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		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	12	7	- 41.7%	49	66	+ 34.7%
Pending Sales	5	3	- 40.0%	36	51	+ 41.7%
Closed Sales	4	6	+ 50.0%	32	48	+ 50.0%
Median Sales Price*	\$355,000	\$326,250	- 8.1%	\$299,500	\$325,000	+ 8.5%
Percent of Original List Price Received*	98.1%	98.4%	+ 0.3%	99.2%	98.3%	- 0.9%
Days on Market Until Sale	24	22	- 8.3%	12	20	+ 66.7%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

