

# Local Market Update for July 2018

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

## 92081

Vista South

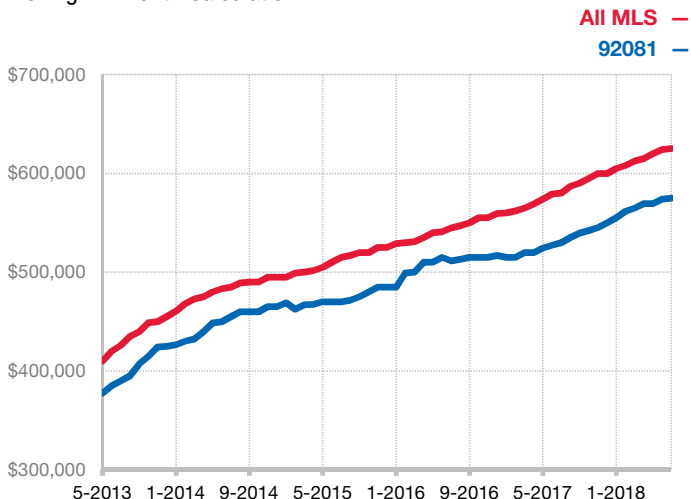
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	28	<b>37</b>	+ 32.1%	221	<b>230</b>	+ 4.1%
Pending Sales	30	<b>22</b>	- 26.7%	194	<b>158</b>	- 18.6%
Closed Sales	26	<b>26</b>	0.0%	175	<b>149</b>	- 14.9%
Median Sales Price*	\$542,500	<b>\$600,000</b>	+ 10.6%	\$540,000	<b>\$575,636</b>	+ 6.6%
Percent of Original List Price Received*	98.3%	<b>98.5%</b>	+ 0.2%	98.6%	<b>98.6%</b>	0.0%
Days on Market Until Sale	16	<b>13</b>	- 18.8%	19	<b>16</b>	- 15.8%
Inventory of Homes for Sale	28	<b>45</b>	+ 60.7%	--	--	--
Months Supply of Inventory	1.1	<b>2.1</b>	+ 90.9%	--	--	--

\* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>8</b>	+ 100.0%	30	<b>47</b>	+ 56.7%
Pending Sales	3	<b>5</b>	+ 66.7%	27	<b>32</b>	+ 18.5%
Closed Sales	2	<b>4</b>	+ 100.0%	26	<b>31</b>	+ 19.2%
Median Sales Price*	\$375,000	<b>\$410,000</b>	+ 9.3%	\$305,000	<b>\$341,000</b>	+ 11.8%
Percent of Original List Price Received*	95.6%	<b>100.9%</b>	+ 5.5%	99.2%	<b>99.4%</b>	+ 0.2%
Days on Market Until Sale	25	<b>7</b>	- 72.0%	11	<b>13</b>	+ 18.2%
Inventory of Homes for Sale	1	<b>11</b>	+ 1000.0%	--	--	--
Months Supply of Inventory	0.3	<b>2.7</b>	+ 800.0%	--	--	--

\* 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

