

# Local Market Update for January 2019

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

## 92081

Vista South

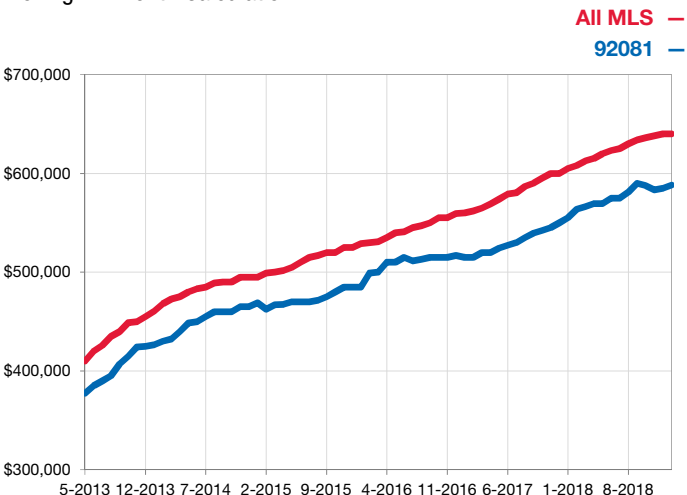
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	20	25	+ 25.0%	20	25	+ 25.0%
Pending Sales	17	12	- 29.4%	17	12	- 29.4%
Closed Sales	12	15	+ 25.0%	12	15	+ 25.0%
Median Sales Price*	\$572,000	\$590,000	+ 3.1%	\$572,000	\$590,000	+ 3.1%
Percent of Original List Price Received*	99.4%	97.7%	- 1.7%	99.4%	97.7%	- 1.7%
Days on Market Until Sale	23	38	+ 65.2%	23	38	+ 65.2%
Inventory of Homes for Sale	14	35	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--

\* 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.

Townhouse-Condo	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	5	5	0.0%	5	5	0.0%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$407,000	\$292,500	- 28.1%	\$407,000	\$292,500	- 28.1%
Percent of Original List Price Received*	97.8%	104.2%	+ 6.5%	97.8%	104.2%	+ 6.5%
Days on Market Until Sale	11	6	- 45.5%	11	6	- 45.5%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

\* 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

