

Local Market Update for March 2025

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

92081

Vista South

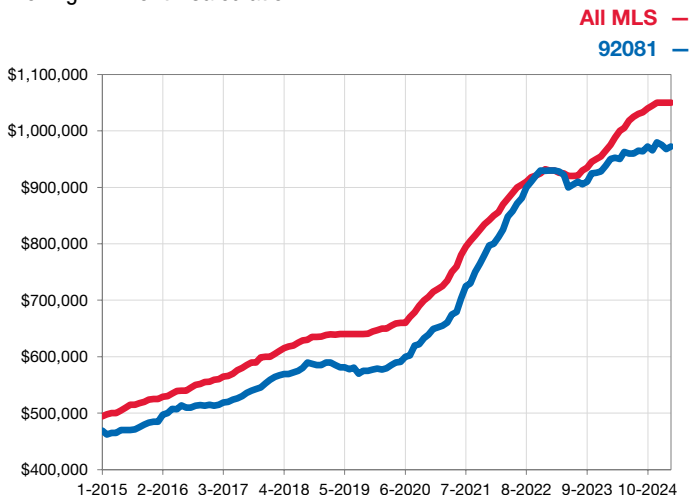
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	13	21	+ 61.5%	46	59	+ 28.3%
Pending Sales	10	20	+ 100.0%	45	44	- 2.2%
Closed Sales	15	13	- 13.3%	43	33	- 23.3%
Median Sales Price*	\$990,000	\$1,125,000	+ 13.6%	\$998,000	\$975,000	- 2.3%
Percent of Original List Price Received*	99.3%	99.3%	0.0%	99.9%	98.2%	- 1.7%
Days on Market Until Sale	31	19	- 38.7%	25	29	+ 16.0%
Inventory of Homes for Sale	13	22	+ 69.2%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	10	12	+ 20.0%	27	30	+ 11.1%
Pending Sales	8	5	- 37.5%	19	17	- 10.5%
Closed Sales	7	8	+ 14.3%	18	23	+ 27.8%
Median Sales Price*	\$660,220	\$802,495	+ 21.5%	\$648,720	\$751,990	+ 15.9%
Percent of Original List Price Received*	101.2%	98.5%	- 2.7%	101.1%	99.6%	- 1.5%
Days on Market Until Sale	79	49	- 38.0%	41	35	- 14.6%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

* 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

