

Local Market Update for April 2018

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

92081

Vista South

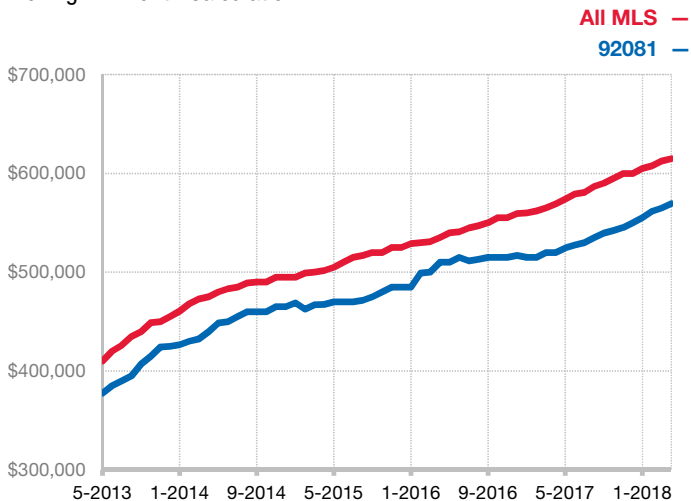
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	32	47	+ 46.9%	114	113	- 0.9%
Pending Sales	25	31	+ 24.0%	99	84	- 15.2%
Closed Sales	24	20	- 16.7%	86	62	- 27.9%
Median Sales Price*	\$556,000	\$572,500	+ 3.0%	\$527,250	\$572,000	+ 8.5%
Percent of Original List Price Received*	99.3%	99.6%	+ 0.3%	98.6%	99.4%	+ 0.8%
Days on Market Until Sale	10	15	+ 50.0%	21	16	- 23.8%
Inventory of Homes for Sale	25	29	+ 16.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	3	6	+ 100.0%	19	27	+ 42.1%
Pending Sales	4	4	0.0%	19	20	+ 5.3%
Closed Sales	3	3	0.0%	16	18	+ 12.5%
Median Sales Price*	\$265,000	\$302,000	+ 14.0%	\$325,000	\$374,000	+ 15.1%
Percent of Original List Price Received*	102.2%	99.8%	- 2.3%	99.3%	98.6%	- 0.7%
Days on Market Until Sale	3	13	+ 333.3%	9	15	+ 66.7%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.2	1.9	+ 850.0%	--	--	--

* 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

