

Local Market Update for July 2018

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

92083

Vista West

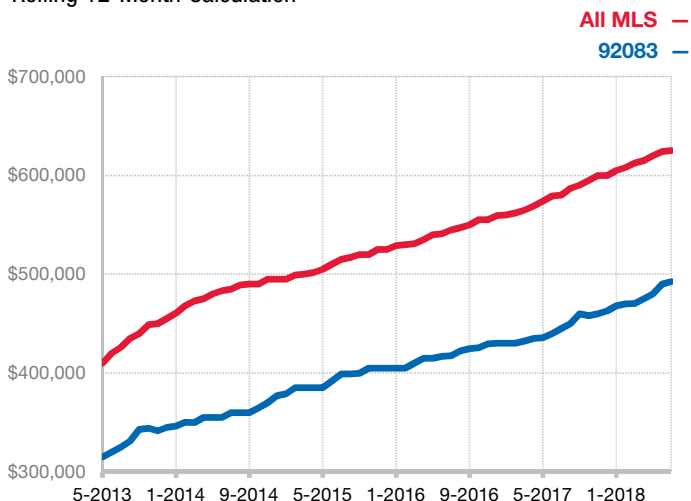
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	20	20	0.0%	167	156	- 6.6%
Pending Sales	18	14	- 22.2%	118	108	- 8.5%
Closed Sales	17	17	0.0%	114	105	- 7.9%
Median Sales Price*	\$514,000	\$539,767	+ 5.0%	\$458,500	\$495,000	+ 8.0%
Percent of Original List Price Received*	97.3%	98.0%	+ 0.7%	97.7%	97.7%	0.0%
Days on Market Until Sale	19	25	+ 31.6%	24	25	+ 4.2%
Inventory of Homes for Sale	35	26	- 25.7%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	7	10	+ 42.9%	63	58	- 7.9%
Pending Sales	3	6	+ 100.0%	48	42	- 12.5%
Closed Sales	10	1	- 90.0%	49	45	- 8.2%
Median Sales Price*	\$322,500	\$435,000	+ 34.9%	\$320,000	\$335,000	+ 4.7%
Percent of Original List Price Received*	97.6%	99.1%	+ 1.5%	99.0%	99.6%	+ 0.6%
Days on Market Until Sale	28	8	- 71.4%	25	16	- 36.0%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

* 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

