

Local Market Update for March 2025

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

92083

Vista West

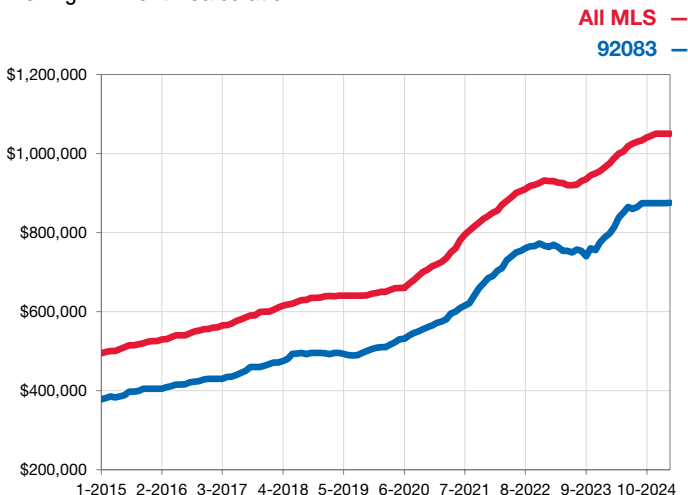
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	19	11	- 42.1%	45	30	- 33.3%
Pending Sales	19	8	- 57.9%	44	24	- 45.5%
Closed Sales	16	10	- 37.5%	36	26	- 27.8%
Median Sales Price*	\$895,290	\$840,000	- 6.2%	\$894,585	\$822,500	- 8.1%
Percent of Original List Price Received*	100.2%	101.3%	+ 1.1%	98.6%	97.4%	- 1.2%
Days on Market Until Sale	42	18	- 57.1%	41	45	+ 9.8%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

* 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	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	7	4	- 42.9%	20	14	- 30.0%
Pending Sales	5	2	- 60.0%	16	6	- 62.5%
Closed Sales	4	3	- 25.0%	16	6	- 62.5%
Median Sales Price*	\$579,500	\$550,000	- 5.1%	\$579,500	\$572,500	- 1.2%
Percent of Original List Price Received*	102.8%	94.4%	- 8.2%	99.0%	96.4%	- 2.6%
Days on Market Until Sale	10	78	+ 680.0%	33	66	+ 100.0%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

* 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

