

Local Market Update for October 2018

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

92083

Vista West

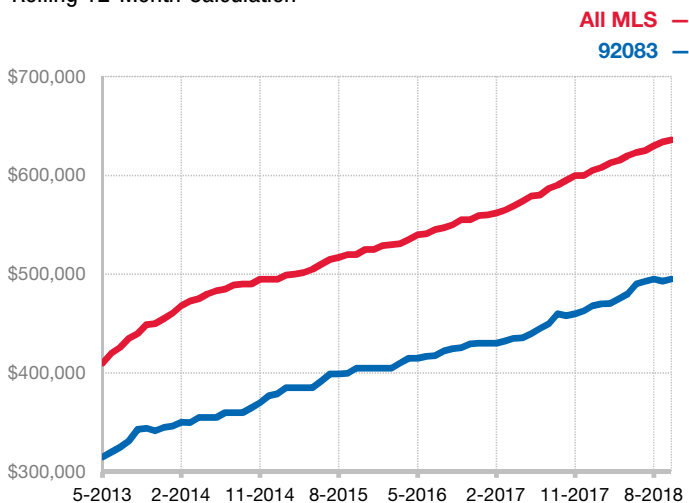
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	24	21	- 12.5%	234	236	+ 0.9%
Pending Sales	13	14	+ 7.7%	164	161	- 1.8%
Closed Sales	19	15	- 21.1%	169	158	- 6.5%
Median Sales Price*	\$442,000	\$476,000	+ 7.7%	\$460,000	\$495,000	+ 7.6%
Percent of Original List Price Received*	94.6%	97.7%	+ 3.3%	97.4%	97.6%	+ 0.2%
Days on Market Until Sale	28	20	- 28.6%	27	24	- 11.1%
Inventory of Homes for Sale	36	28	- 22.2%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	8	10	+ 25.0%	86	79	- 8.1%
Pending Sales	6	5	- 16.7%	69	55	- 20.3%
Closed Sales	7	3	- 57.1%	67	59	- 11.9%
Median Sales Price*	\$333,000	\$365,000	+ 9.6%	\$325,000	\$340,000	+ 4.6%
Percent of Original List Price Received*	98.9%	97.3%	- 1.6%	98.6%	99.2%	+ 0.6%
Days on Market Until Sale	21	22	+ 4.8%	25	20	- 20.0%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.9	1.9	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

