

Local Market Update for October 2021

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

92083

Vista West

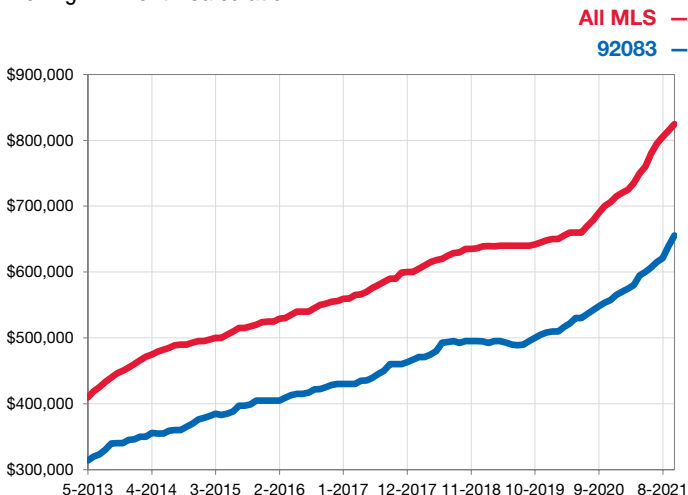
| Single Family | October | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 25 | 15 | - 40.0% | 245 | 191 | - 22.0% |
| Pending Sales | 25 | 24 | - 4.0% | 198 | 180 | - 9.1% |
| Closed Sales | 29 | 12 | - 58.6% | 187 | 175 | - 6.4% |
| Median Sales Price* | \$600,000 | \$717,450 | + 19.6% | \$560,000 | \$675,000 | + 20.5% |
| Percent of Original List Price Received* | 101.9% | 101.0% | - 0.9% | 100.0% | 103.8% | + 3.8% |
| Days on Market Until Sale | 31 | 18 | - 41.9% | 26 | 18 | - 30.8% |
| Inventory of Homes for Sale | 26 | 10 | - 61.5% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 0.6 | - 57.1% | -- | -- | -- |

* 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.

| Townhouse-Condo | October | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 12 | 6 | - 50.0% | 89 | 101 | + 13.5% |
| Pending Sales | 8 | 6 | - 25.0% | 84 | 93 | + 10.7% |
| Closed Sales | 7 | 7 | 0.0% | 77 | 97 | + 26.0% |
| Median Sales Price* | \$485,000 | \$475,000 | - 2.1% | \$405,000 | \$450,000 | + 11.1% |
| Percent of Original List Price Received* | 101.2% | 103.9% | + 2.7% | 99.6% | 103.3% | + 3.7% |
| Days on Market Until Sale | 37 | 8 | - 78.4% | 45 | 16 | - 64.4% |
| Inventory of Homes for Sale | 8 | 2 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.2 | - 81.8% | -- | -- | -- |

* 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

