

# Local Market Update for July 2025

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

92083

Vista West

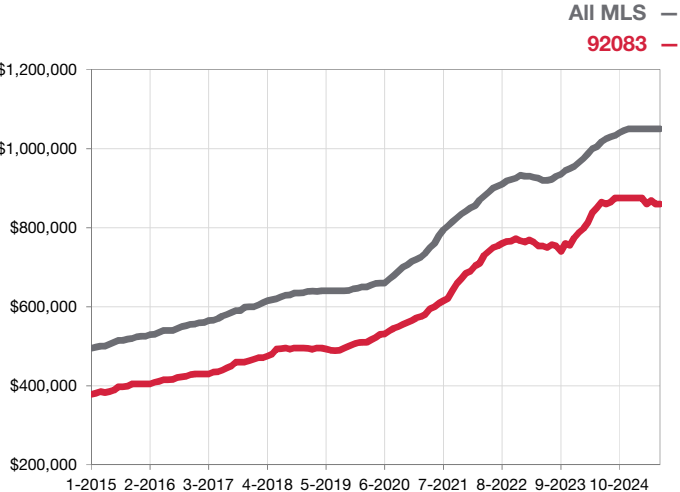
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	15	11	- 26.7%	109	78	- 28.4%
Pending Sales	5	9	+ 80.0%	86	49	- 43.0%
Closed Sales	7	5	- 28.6%	85	52	- 38.8%
Median Sales Price*	\$789,900	\$810,050	+ 2.6%	\$892,580	\$850,950	- 4.7%
Percent of Original List Price Received*	104.2%	96.3%	- 7.6%	99.6%	99.2%	- 0.4%
Days on Market Until Sale	23	20	- 13.0%	34	35	+ 2.9%
Inventory of Homes for Sale	23	28	+ 21.7%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--

\* 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	4	9	+ 125.0%	42	48	+ 14.3%
Pending Sales	2	5	+ 150.0%	35	24	- 31.4%
Closed Sales	6	3	- 50.0%	37	20	- 45.9%
Median Sales Price*	\$575,000	\$501,500	- 12.8%	\$575,000	\$550,000	- 4.3%
Percent of Original List Price Received*	99.8%	91.4%	- 8.4%	99.8%	95.8%	- 4.0%
Days on Market Until Sale	34	44	+ 29.4%	29	79	+ 172.4%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	2.0	3.7	+ 85.0%	--	--	--

\* 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

