

Local Market Update for January 2019

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

92083

Vista West

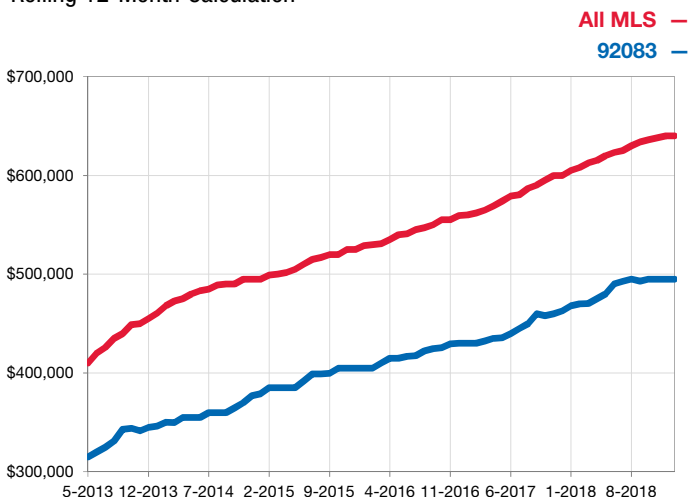
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	14	25	+ 78.6%	14	25	+ 78.6%
Pending Sales	11	10	- 9.1%	11	10	- 9.1%
Closed Sales	12	6	- 50.0%	12	6	- 50.0%
Median Sales Price*	\$487,500	\$448,000	- 8.1%	\$487,500	\$448,000	- 8.1%
Percent of Original List Price Received*	96.4%	93.3%	- 3.2%	96.4%	93.3%	- 3.2%
Days on Market Until Sale	31	46	+ 48.4%	31	46	+ 48.4%
Inventory of Homes for Sale	21	34	+ 61.9%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	9	7	- 22.2%	9	7	- 22.2%
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	9	4	- 55.6%	9	4	- 55.6%
Median Sales Price*	\$310,000	\$340,500	+ 9.8%	\$310,000	\$340,500	+ 9.8%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	98.9%	98.0%	- 0.9%
Days on Market Until Sale	28	24	- 14.3%	28	24	- 14.3%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

