

# Local Market Update for July 2018

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

## 92084

Vista East

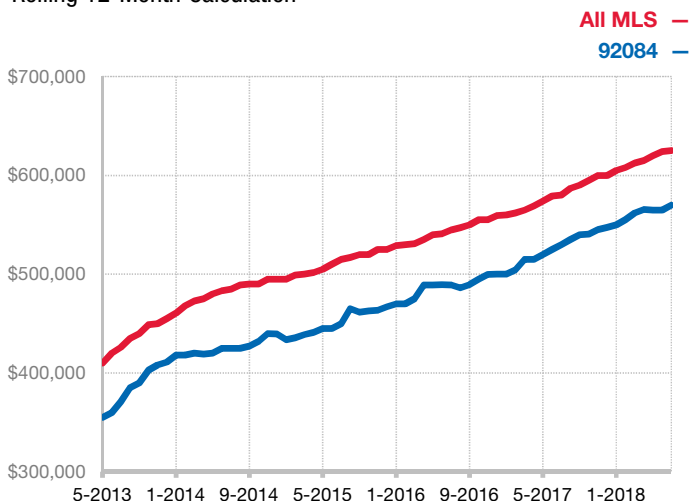
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	57	41	- 28.1%	362	358	- 1.1%
Pending Sales	39	37	- 5.1%	259	227	- 12.4%
Closed Sales	38	27	- 28.9%	256	211	- 17.6%
Median Sales Price*	\$528,576	\$600,000	+ 13.5%	\$536,250	\$585,000	+ 9.1%
Percent of Original List Price Received*	97.6%	96.2%	- 1.4%	96.7%	97.3%	+ 0.6%
Days on Market Until Sale	31	29	- 6.5%	40	33	- 17.5%
Inventory of Homes for Sale	95	100	+ 5.3%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--

\* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	2	6	+ 200.0%	34	36	+ 5.9%
Pending Sales	3	2	- 33.3%	27	29	+ 7.4%
Closed Sales	6	4	- 33.3%	28	30	+ 7.1%
Median Sales Price*	\$335,000	\$304,000	- 9.3%	\$312,500	\$339,500	+ 8.6%
Percent of Original List Price Received*	99.3%	99.1%	- 0.2%	98.3%	98.7%	+ 0.4%
Days on Market Until Sale	46	48	+ 4.3%	30	25	- 16.7%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

\* 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

