

Local Market Update for October 2018

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

92084

Vista East

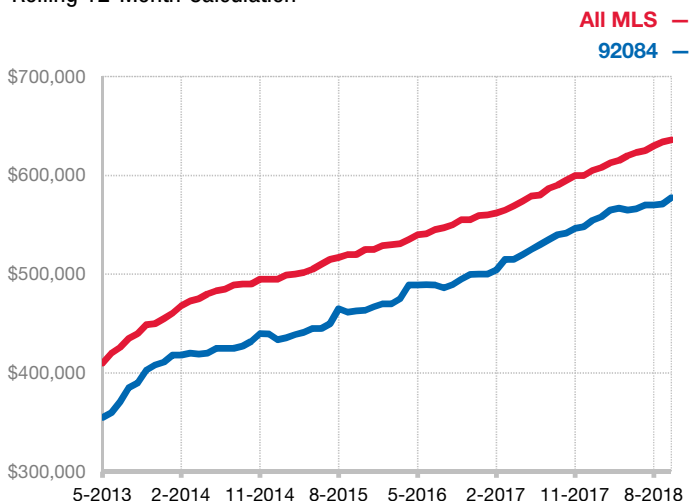
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	48	47	- 2.1%	510	499	- 2.2%
Pending Sales	35	25	- 28.6%	363	312	- 14.0%
Closed Sales	34	27	- 20.6%	363	305	- 16.0%
Median Sales Price*	\$546,000	\$619,000	+ 13.4%	\$542,500	\$585,000	+ 7.8%
Percent of Original List Price Received*	95.5%	93.1%	- 2.5%	96.6%	96.6%	0.0%
Days on Market Until Sale	45	42	- 6.7%	40	35	- 12.5%
Inventory of Homes for Sale	97	95	- 2.1%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 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	2	6	+ 200.0%	52	54	+ 3.8%
Pending Sales	0	4	--	37	41	+ 10.8%
Closed Sales	7	2	- 71.4%	41	39	- 4.9%
Median Sales Price*	\$338,000	\$333,950	- 1.2%	\$318,000	\$355,000	+ 11.6%
Percent of Original List Price Received*	98.2%	97.0%	- 1.2%	98.7%	98.3%	- 0.4%
Days on Market Until Sale	8	22	+ 175.0%	24	26	+ 8.3%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

* 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

