

Local Market Update for March 2025

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

92084

Vista East

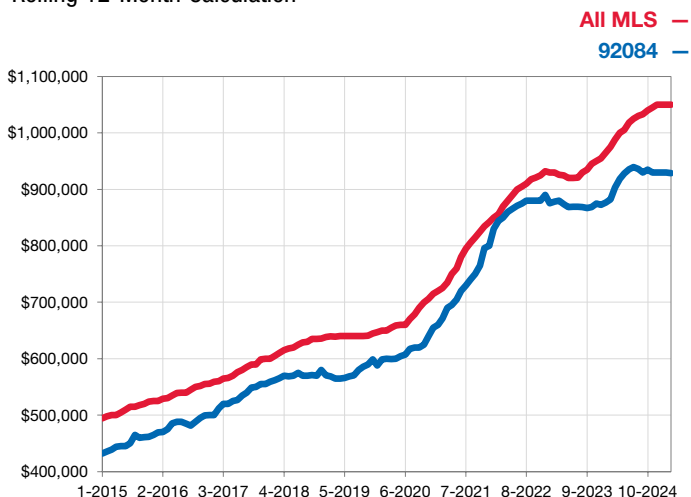
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	27	34	+ 25.9%	71	106	+ 49.3%
Pending Sales	20	19	- 5.0%	60	68	+ 13.3%
Closed Sales	21	25	+ 19.0%	62	60	- 3.2%
Median Sales Price*	\$1,115,000	\$1,010,000	- 9.4%	\$955,000	\$977,500	+ 2.4%
Percent of Original List Price Received*	101.4%	97.3%	- 4.0%	97.5%	97.8%	+ 0.3%
Days on Market Until Sale	34	36	+ 5.9%	46	38	- 17.4%
Inventory of Homes for Sale	32	60	+ 87.5%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	2	5	+ 150.0%	20	16	- 20.0%
Pending Sales	4	2	- 50.0%	15	11	- 26.7%
Closed Sales	7	2	- 71.4%	15	9	- 40.0%
Median Sales Price*	\$625,000	\$697,500	+ 11.6%	\$590,000	\$595,000	+ 0.8%
Percent of Original List Price Received*	101.8%	103.2%	+ 1.4%	100.8%	100.6%	- 0.2%
Days on Market Until Sale	22	4	- 81.8%	30	25	- 16.7%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

* 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

