

Local Market Update for October 2021

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

92084

Vista East

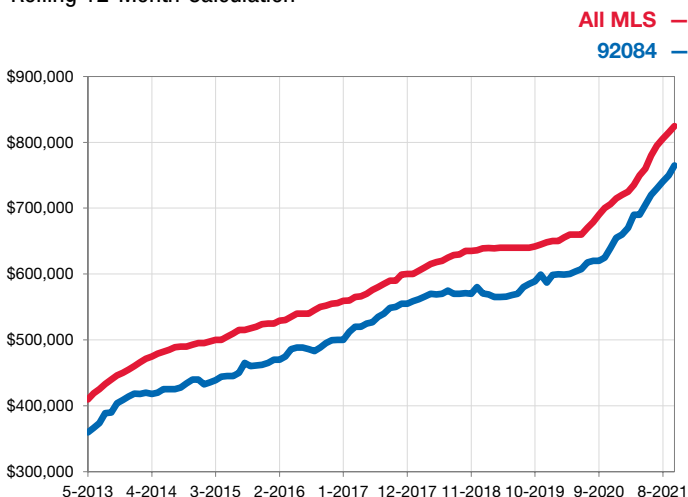
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	40	32	- 20.0%	447	391	- 12.5%
Pending Sales	45	38	- 15.6%	372	327	- 12.1%
Closed Sales	39	31	- 20.5%	350	313	- 10.6%
Median Sales Price*	\$675,000	\$849,000	+ 25.8%	\$649,450	\$790,000	+ 21.6%
Percent of Original List Price Received*	100.1%	101.7%	+ 1.6%	98.8%	103.0%	+ 4.3%
Days on Market Until Sale	26	28	+ 7.7%	37	23	- 37.8%
Inventory of Homes for Sale	41	28	- 31.7%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	66	74	+ 12.1%
Pending Sales	4	7	+ 75.0%	48	72	+ 50.0%
Closed Sales	5	8	+ 60.0%	47	75	+ 59.6%
Median Sales Price*	\$405,000	\$520,000	+ 28.4%	\$380,000	\$460,000	+ 21.1%
Percent of Original List Price Received*	102.0%	100.3%	- 1.7%	100.0%	101.9%	+ 1.9%
Days on Market Until Sale	17	31	+ 82.4%	28	16	- 42.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

* 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

