

Local Market Update for January 2019

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

92084

Vista East

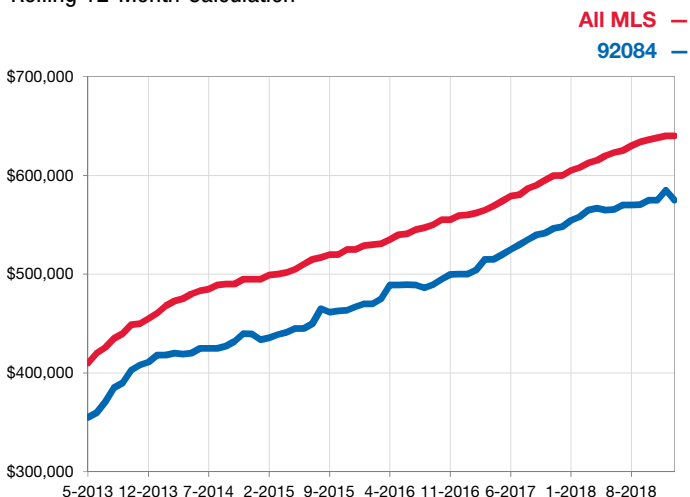
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	45	38	- 15.6%	45	38	- 15.6%
Pending Sales	29	24	- 17.2%	29	24	- 17.2%
Closed Sales	23	17	- 26.1%	23	17	- 26.1%
Median Sales Price*	\$635,000	\$535,000	- 15.7%	\$635,000	\$535,000	- 15.7%
Percent of Original List Price Received*	96.5%	96.7%	+ 0.2%	96.5%	96.7%	+ 0.2%
Days on Market Until Sale	57	42	- 26.3%	57	42	- 26.3%
Inventory of Homes for Sale	76	78	+ 2.6%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	4	9	+ 125.0%	4	9	+ 125.0%
Pending Sales	7	3	- 57.1%	7	3	- 57.1%
Closed Sales	5	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$330,000	\$0	- 100.0%	\$330,000	\$0	- 100.0%
Percent of Original List Price Received*	96.4%	0.0%	- 100.0%	96.4%	0.0%	- 100.0%
Days on Market Until Sale	50	0	- 100.0%	50	0	- 100.0%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	0.9	3.1	+ 244.4%	--	--	--

* 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

