

Local Market Update for February 2025

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

92084

Vista East

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	24	22	- 8.3%	44	64	+ 45.5%
Pending Sales	21	18	- 14.3%	40	44	+ 10.0%
Closed Sales	21	22	+ 4.8%	41	35	- 14.6%
Median Sales Price*	\$950,000	\$929,500	- 2.2%	\$910,000	\$960,000	+ 5.5%
Percent of Original List Price Received*	97.1%	98.7%	+ 1.6%	95.5%	98.1%	+ 2.7%
Days on Market Until Sale	54	49	- 9.3%	53	39	- 26.4%
Inventory of Homes for Sale	28	44	+ 57.1%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

* 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.

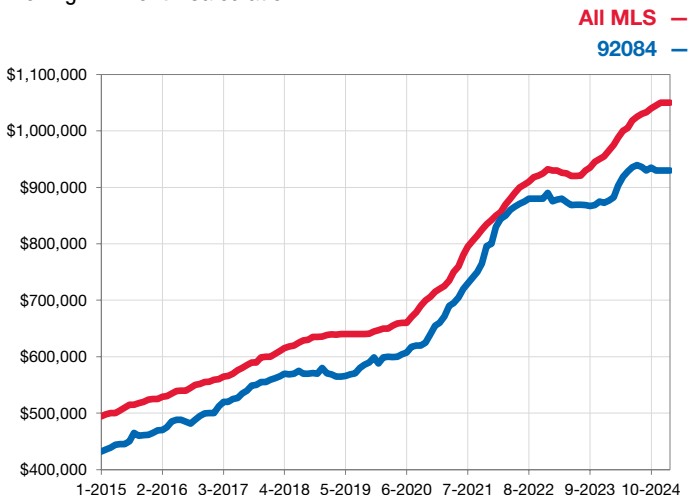
Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	9	4	- 55.6%	18	11	- 38.9%
Pending Sales	5	3	- 40.0%	11	9	- 18.2%
Closed Sales	6	4	- 33.3%	8	7	- 12.5%
Median Sales Price*	\$613,500	\$584,500	- 4.7%	\$547,500	\$595,000	+ 8.7%
Percent of Original List Price Received*	97.9%	100.0%	+ 2.1%	99.9%	99.9%	0.0%
Days on Market Until Sale	47	38	- 19.1%	37	31	- 16.2%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--

* 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

