

Local Market Update for March 2024

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

92084

Vista East

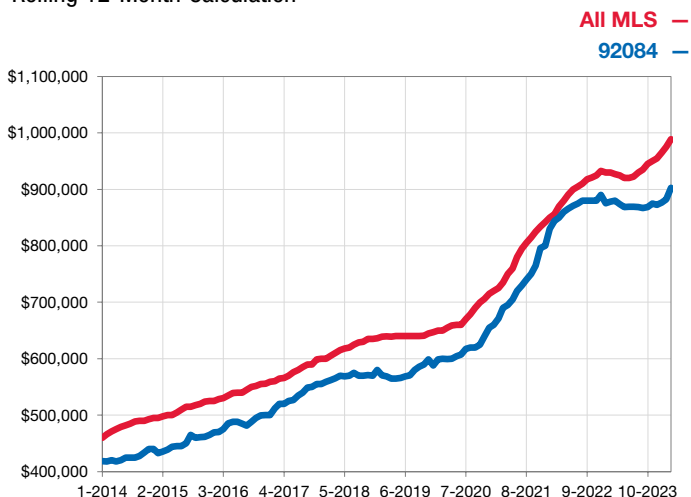
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	20	25	+ 25.0%	70	68	- 2.9%
Pending Sales	15	21	+ 40.0%	56	59	+ 5.4%
Closed Sales	29	21	- 27.6%	62	62	0.0%
Median Sales Price*	\$910,000	\$1,115,000	+ 22.5%	\$857,500	\$955,000	+ 11.4%
Percent of Original List Price Received*	99.0%	101.4%	+ 2.4%	97.0%	97.5%	+ 0.5%
Days on Market Until Sale	38	34	- 10.5%	42	46	+ 9.5%
Inventory of Homes for Sale	27	30	+ 11.1%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

* 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	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	5	2	- 60.0%	9	20	+ 122.2%
Pending Sales	4	4	0.0%	8	16	+ 100.0%
Closed Sales	3	7	+ 133.3%	9	15	+ 66.7%
Median Sales Price*	\$650,000	\$625,000	- 3.8%	\$525,000	\$590,000	+ 12.4%
Percent of Original List Price Received*	94.7%	101.8%	+ 7.5%	96.2%	100.8%	+ 4.8%
Days on Market Until Sale	80	22	- 72.5%	55	30	- 45.5%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 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

