

# Local Market Update for October 2024

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

## 92081

Vista South

### Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	15	16	+ 6.7%	180	209	+ 16.1%
Pending Sales	11	14	+ 27.3%	160	167	+ 4.4%
Closed Sales	11	17	+ 54.5%	159	161	+ 1.3%
Median Sales Price*	\$950,000	\$980,000	+ 3.2%	\$931,000	\$982,000	+ 5.5%
Percent of Original List Price Received*	100.7%	97.7%	- 3.0%	101.6%	99.4%	- 2.2%
Days on Market Until Sale	18	30	+ 66.7%	25	25	0.0%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--

\* 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.

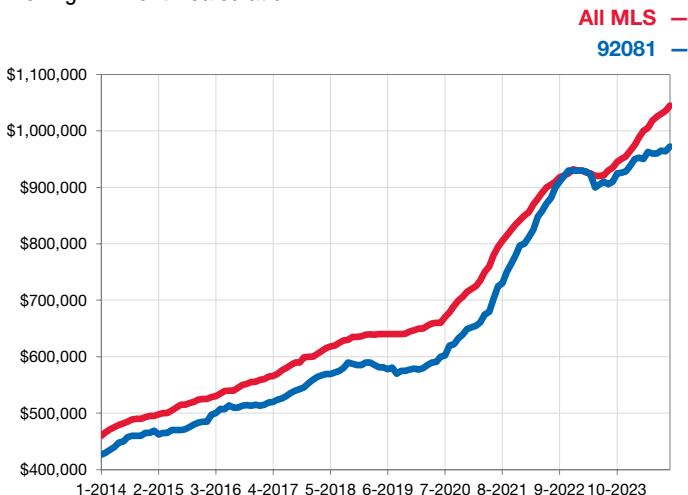
### Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	6	7	+ 16.7%	70	99	+ 41.4%
Pending Sales	5	4	- 20.0%	59	79	+ 33.9%
Closed Sales	4	6	+ 50.0%	48	83	+ 72.9%
Median Sales Price*	\$781,639	\$731,120	- 6.5%	\$680,000	\$714,990	+ 5.1%
Percent of Original List Price Received*	101.9%	99.7%	- 2.2%	100.5%	100.9%	+ 0.4%
Days on Market Until Sale	27	67	+ 148.1%	31	45	+ 45.2%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

\* 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

