

# Local Market Update for May 2025

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

## 92081

Vista South

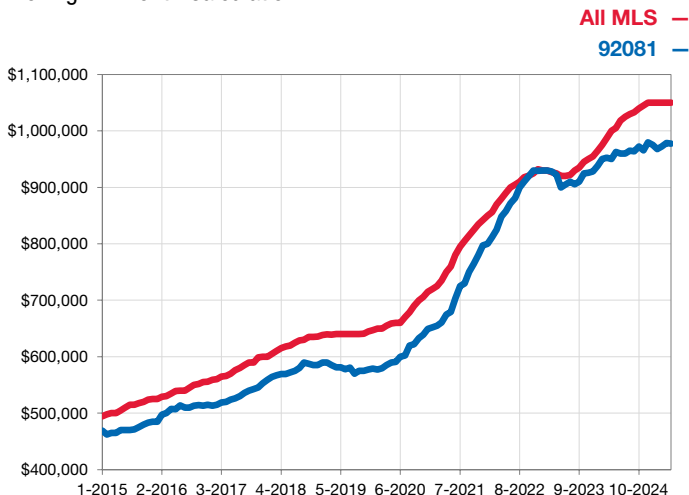
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	30	25	- 16.7%	100	120	+ 20.0%
Pending Sales	17	12	- 29.4%	77	80	+ 3.9%
Closed Sales	16	21	+ 31.3%	71	76	+ 7.0%
Median Sales Price*	\$990,000	\$989,000	- 0.1%	\$985,000	\$989,500	+ 0.5%
Percent of Original List Price Received*	99.6%	98.5%	- 1.1%	100.1%	98.8%	- 1.3%
Days on Market Until Sale	20	35	+ 75.0%	25	30	+ 20.0%
Inventory of Homes for Sale	31	40	+ 29.0%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

\* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	9	6	- 33.3%	47	47	0.0%
Pending Sales	8	4	- 50.0%	35	32	- 8.6%
Closed Sales	6	8	+ 33.3%	33	38	+ 15.2%
Median Sales Price*	\$669,500	\$754,500	+ 12.7%	\$660,220	\$750,995	+ 13.7%
Percent of Original List Price Received*	99.8%	97.4%	- 2.4%	101.6%	99.1%	- 2.5%
Days on Market Until Sale	17	55	+ 223.5%	30	36	+ 20.0%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

\* 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

