

Local Market Update for July 2025

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

92081

Vista South

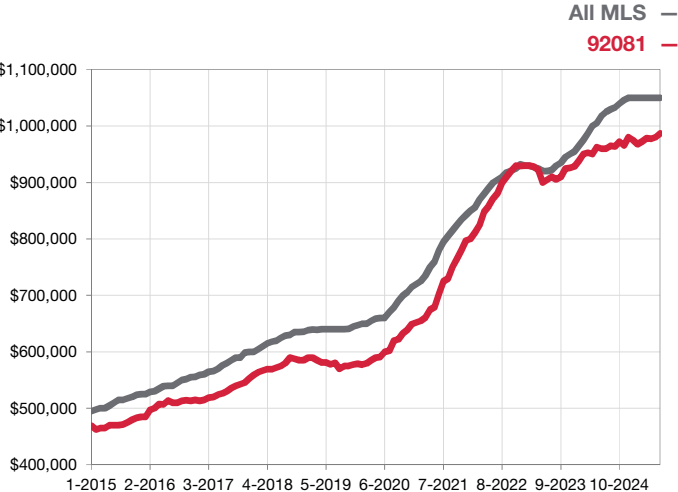
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	31	22	- 29.0%	156	174	+ 11.5%
Pending Sales	21	19	- 9.5%	113	113	0.0%
Closed Sales	17	16	- 5.9%	104	104	0.0%
Median Sales Price*	\$1,000,000	\$1,020,000	+ 2.0%	\$989,500	\$995,495	+ 0.6%
Percent of Original List Price Received*	98.5%	101.4%	+ 2.9%	99.8%	99.0%	- 0.8%
Days on Market Until Sale	31	20	- 35.5%	25	30	+ 20.0%
Inventory of Homes for Sale	35	36	+ 2.9%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	10	7	- 30.0%	72	62	- 13.9%
Pending Sales	12	6	- 50.0%	59	40	- 32.2%
Closed Sales	11	4	- 63.6%	49	47	- 4.1%
Median Sales Price*	\$749,990	\$705,000	- 6.0%	\$670,000	\$720,000	+ 7.5%
Percent of Original List Price Received*	99.9%	94.1%	- 5.8%	100.9%	98.4%	- 2.5%
Days on Market Until Sale	28	52	+ 85.7%	32	37	+ 15.6%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--

* 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

