

# Local Market Update for April 2025

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

## 92081

Vista South

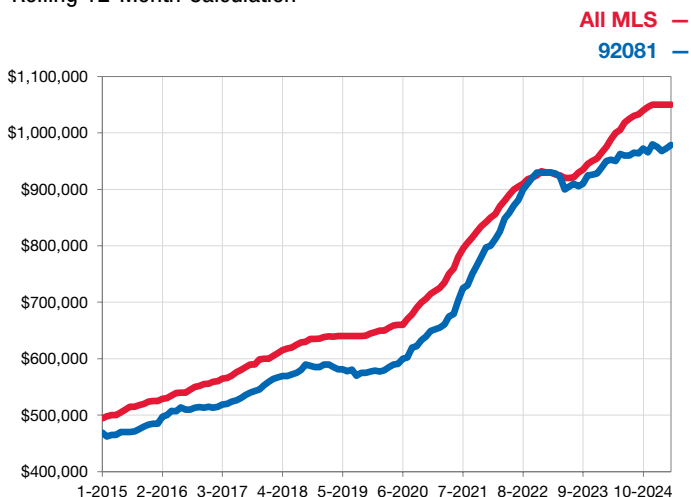
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	24	26	+ 8.3%	70	90	+ 28.6%
Pending Sales	15	21	+ 40.0%	60	65	+ 8.3%
Closed Sales	12	22	+ 83.3%	55	55	0.0%
Median Sales Price*	\$870,500	\$1,007,200	+ 15.7%	\$985,000	\$990,000	+ 0.5%
Percent of Original List Price Received*	101.3%	99.9%	- 1.4%	100.2%	98.9%	- 1.3%
Days on Market Until Sale	30	28	- 6.7%	26	29	+ 11.5%
Inventory of Homes for Sale	21	32	+ 52.4%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	11	9	- 18.2%	38	40	+ 5.3%
Pending Sales	8	8	0.0%	27	26	- 3.7%
Closed Sales	9	7	- 22.2%	27	30	+ 11.1%
Median Sales Price*	\$735,000	\$710,000	- 3.4%	\$660,220	\$750,995	+ 13.7%
Percent of Original List Price Received*	103.9%	99.4%	- 4.3%	102.0%	99.6%	- 2.4%
Days on Market Until Sale	17	18	+ 5.9%	33	31	- 6.1%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

\* 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

