

Local Market Update for September 2025

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

92081

Vista South

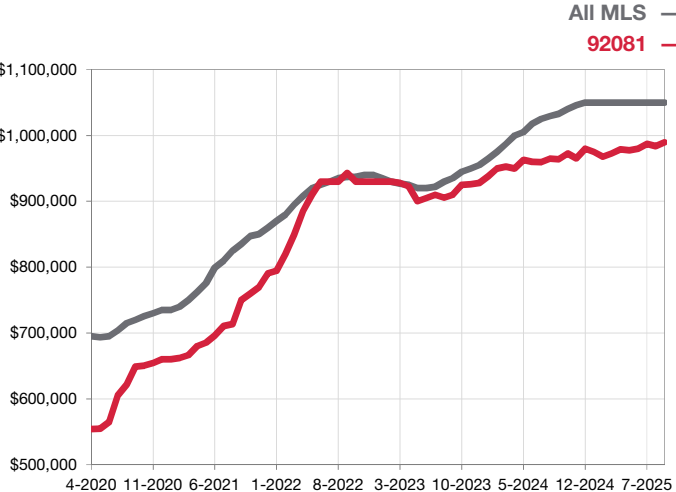
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	21	21	0.0%	159	214	+ 34.6%
Pending Sales	18	15	- 16.7%	154	142	- 7.8%
Closed Sales	23	13	- 43.5%	144	136	- 5.6%
Median Sales Price*	\$965,500	\$1,020,000	+ 5.6%	\$983,500	\$993,500	+ 1.0%
Percent of Original List Price Received*	98.4%	97.9%	- 0.5%	99.6%	98.6%	- 1.0%
Days on Market Until Sale	26	49	+ 88.5%	25	33	+ 32.0%
Inventory of Homes for Sale	17	31	+ 82.4%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	6	5	- 16.7%	81	74	- 8.6%
Pending Sales	5	6	+ 20.0%	73	48	- 34.2%
Closed Sales	13	2	- 84.6%	77	54	- 29.9%
Median Sales Price*	\$734,760	\$645,030	- 12.2%	\$706,020	\$705,000	- 0.1%
Percent of Original List Price Received*	101.9%	99.1%	- 2.7%	101.0%	98.3%	- 2.7%
Days on Market Until Sale	77	54	- 29.9%	43	40	- 7.0%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

