

Local Market Update for September 2024

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

92081

Vista South

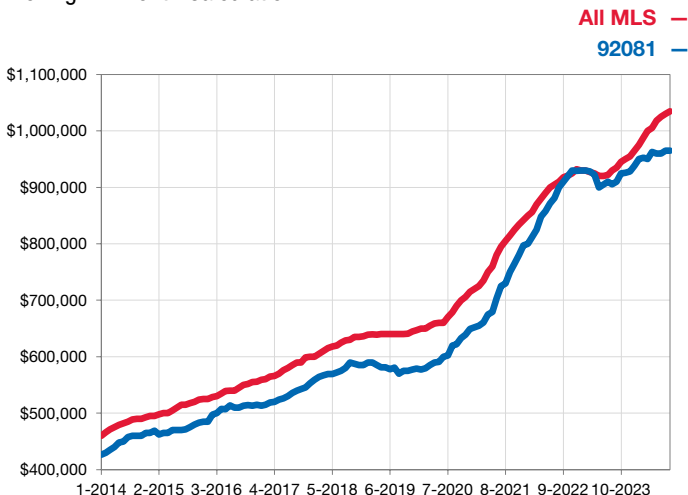
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	13	14	+ 7.7%	165	192	+ 16.4%
Pending Sales	11	18	+ 63.6%	149	152	+ 2.0%
Closed Sales	16	20	+ 25.0%	148	141	- 4.7%
Median Sales Price*	\$972,500	\$967,750	- 0.5%	\$928,500	\$985,000	+ 6.1%
Percent of Original List Price Received*	101.9%	97.9%	- 3.9%	101.7%	99.5%	- 2.2%
Days on Market Until Sale	22	29	+ 31.8%	25	25	0.0%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	4	9	+ 125.0%	64	92	+ 43.8%
Pending Sales	5	4	- 20.0%	54	72	+ 33.3%
Closed Sales	9	7	- 22.2%	44	71	+ 61.4%
Median Sales Price*	\$729,990	\$640,000	- 12.3%	\$679,995	\$670,000	- 1.5%
Percent of Original List Price Received*	100.3%	99.8%	- 0.5%	100.3%	100.7%	+ 0.4%
Days on Market Until Sale	17	21	+ 23.5%	32	35	+ 9.4%
Inventory of Homes for Sale	6	18	+ 200.0%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--

* 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

