

Local Market Update for August 2025

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

92083

Vista West

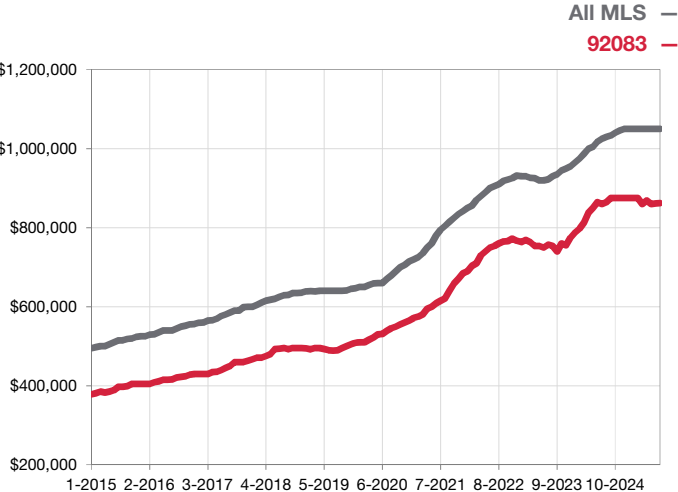
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	5	5	0.0%	123	82	- 33.3%
Pending Sales	9	11	+ 22.2%	95	62	- 34.7%
Closed Sales	6	11	+ 83.3%	91	65	- 28.6%
Median Sales Price*	\$877,495	\$880,000	+ 0.3%	\$892,580	\$880,000	- 1.4%
Percent of Original List Price Received*	101.7%	96.4%	- 5.2%	99.8%	98.7%	- 1.1%
Days on Market Until Sale	15	52	+ 246.7%	32	37	+ 15.6%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

* 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.

Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	7	8	+ 14.3%	49	57	+ 16.3%
Pending Sales	4	6	+ 50.0%	39	28	- 28.2%
Closed Sales	3	6	+ 100.0%	40	26	- 35.0%
Median Sales Price*	\$590,000	\$596,500	+ 1.1%	\$575,000	\$551,500	- 4.1%
Percent of Original List Price Received*	98.3%	96.2%	- 2.1%	99.7%	96.3%	- 3.4%
Days on Market Until Sale	34	42	+ 23.5%	29	70	+ 141.4%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	2.0	4.3	+ 115.0%	--	--	--

* 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

