

Local Market Update for June 2025

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

92083

Vista West

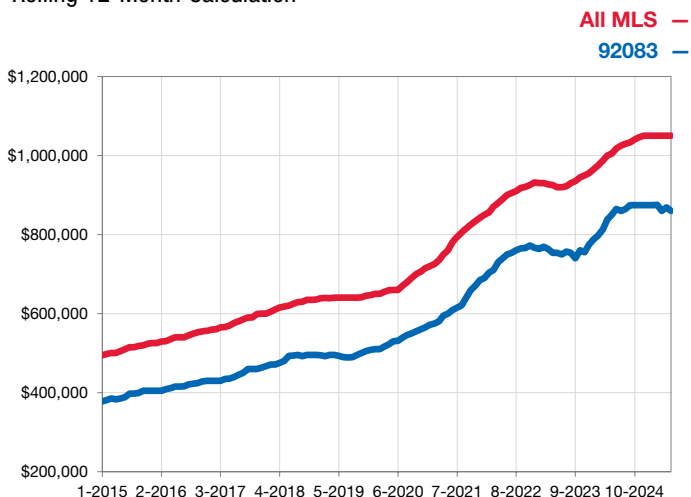
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	14	8	- 42.9%	94	62	- 34.0%
Pending Sales	7	5	- 28.6%	81	41	- 49.4%
Closed Sales	15	7	- 53.3%	78	47	- 39.7%
Median Sales Price*	\$895,000	\$837,000	- 6.5%	\$897,085	\$880,000	- 1.9%
Percent of Original List Price Received*	98.3%	102.8%	+ 4.6%	99.2%	99.5%	+ 0.3%
Days on Market Until Sale	34	23	- 32.4%	35	36	+ 2.9%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	6	8	+ 33.3%	38	39	+ 2.6%
Pending Sales	6	4	- 33.3%	33	19	- 42.4%
Closed Sales	4	3	- 25.0%	31	17	- 45.2%
Median Sales Price*	\$584,250	\$569,000	- 2.6%	\$575,000	\$550,000	- 4.3%
Percent of Original List Price Received*	100.8%	97.6%	- 3.2%	99.8%	96.3%	- 3.5%
Days on Market Until Sale	33	28	- 15.2%	28	85	+ 203.6%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	1.7	4.6	+ 170.6%	--	--	--

* 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

