

Local Market Update for April 2025

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

92083

Vista West

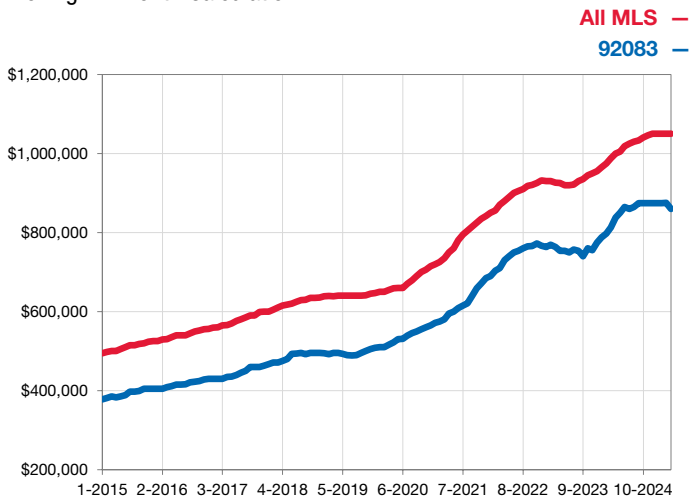
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	23	10	- 56.5%	68	41	- 39.7%
Pending Sales	14	6	- 57.1%	58	29	- 50.0%
Closed Sales	12	8	- 33.3%	48	34	- 29.2%
Median Sales Price*	\$912,203	\$841,000	- 7.8%	\$897,085	\$822,500	- 8.3%
Percent of Original List Price Received*	103.0%	101.2%	- 1.7%	99.7%	98.3%	- 1.4%
Days on Market Until Sale	12	21	+ 75.0%	34	40	+ 17.6%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--

* 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	5	10	+ 100.0%	25	24	- 4.0%
Pending Sales	4	3	- 25.0%	20	8	- 60.0%
Closed Sales	6	2	- 66.7%	22	8	- 63.6%
Median Sales Price*	\$582,500	\$629,500	+ 8.1%	\$579,500	\$572,500	- 1.2%
Percent of Original List Price Received*	100.9%	96.4%	- 4.5%	99.5%	96.4%	- 3.1%
Days on Market Until Sale	18	104	+ 477.8%	29	75	+ 158.6%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	1.7	5.9	+ 247.1%	--	--	--

* 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

