

Local Market Update for October 2024

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

92083

Vista West

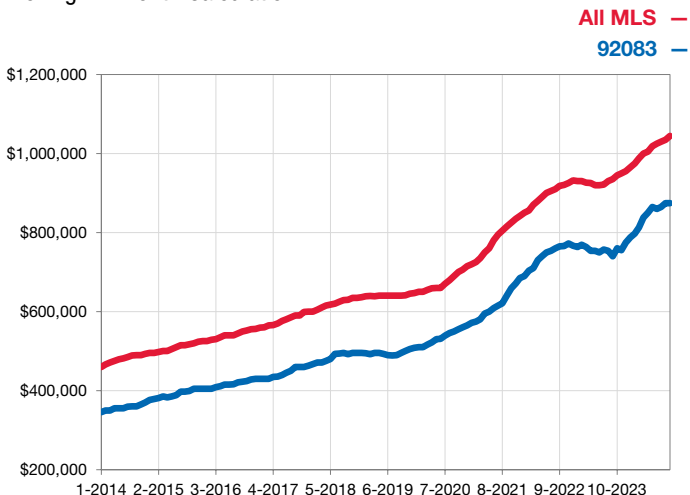
| Single Family | October | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 14 | 13 | - 7.1% | 121 | 150 | + 24.0% |
| Pending Sales | 9 | 8 | - 11.1% | 94 | 113 | + 20.2% |
| Closed Sales | 12 | 6 | - 50.0% | 94 | 108 | + 14.9% |
| Median Sales Price* | \$854,500 | \$852,163 | - 0.3% | \$767,500 | \$887,500 | + 15.6% |
| Percent of Original List Price Received* | 98.1% | 99.4% | + 1.3% | 98.1% | 99.7% | + 1.6% |
| Days on Market Until Sale | 16 | 36 | + 125.0% | 27 | 33 | + 22.2% |
| Inventory of Homes for Sale | 21 | 22 | + 4.8% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 2.0 | - 13.0% | -- | -- | -- |

* 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 | October | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 10 | 3 | - 70.0% | 60 | 55 | - 8.3% |
| Pending Sales | 4 | 0 | - 100.0% | 43 | 46 | + 7.0% |
| Closed Sales | 4 | 4 | 0.0% | 42 | 49 | + 16.7% |
| Median Sales Price* | \$546,500 | \$501,750 | - 8.2% | \$518,750 | \$575,000 | + 10.8% |
| Percent of Original List Price Received* | 102.9% | 96.0% | - 6.7% | 99.5% | 99.4% | - 0.1% |
| Days on Market Until Sale | 20 | 42 | + 110.0% | 38 | 29 | - 23.7% |
| Inventory of Homes for Sale | 13 | 7 | - 46.2% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 1.4 | - 54.8% | -- | -- | -- |

* 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

