

Local Market Update for August 2024

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

92083

Vista West

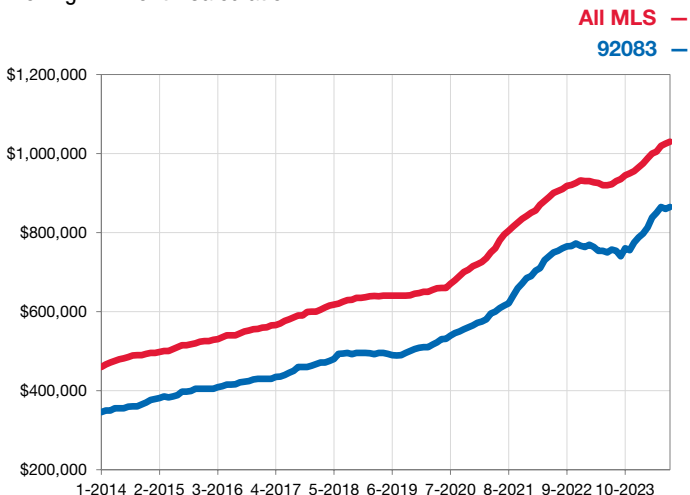
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	15	12	- 20.0%	91	120	+ 31.9%
Pending Sales	11	9	- 18.2%	74	95	+ 28.4%
Closed Sales	12	2	- 83.3%	74	87	+ 17.6%
Median Sales Price*	\$771,000	\$865,000	+ 12.2%	\$745,000	\$892,580	+ 19.8%
Percent of Original List Price Received*	95.5%	104.3%	+ 9.2%	98.1%	99.7%	+ 1.6%
Days on Market Until Sale	31	24	- 22.6%	28	33	+ 17.9%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

* 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	4	8	+ 100.0%	42	50	+ 19.0%
Pending Sales	3	4	+ 33.3%	36	39	+ 8.3%
Closed Sales	4	3	- 25.0%	36	40	+ 11.1%
Median Sales Price*	\$433,450	\$590,000	+ 36.1%	\$518,750	\$575,000	+ 10.8%
Percent of Original List Price Received*	99.3%	98.3%	- 1.0%	99.1%	99.7%	+ 0.6%
Days on Market Until Sale	20	34	+ 70.0%	40	29	- 27.5%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

