

# Local Market Update for September 2025

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

92084

Vista East

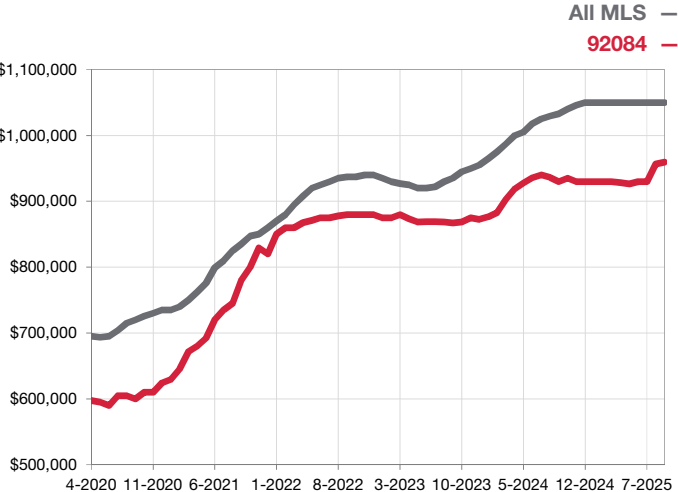
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	35	35	0.0%	223	334	+ 49.8%
Pending Sales	21	13	- 38.1%	194	205	+ 5.7%
Closed Sales	24	22	- 8.3%	193	201	+ 4.1%
Median Sales Price*	\$907,500	\$910,000	+ 0.3%	\$942,500	\$980,000	+ 4.0%
Percent of Original List Price Received*	97.0%	93.3%	- 3.8%	98.7%	96.7%	- 2.0%
Days on Market Until Sale	41	79	+ 92.7%	35	47	+ 34.3%
Inventory of Homes for Sale	44	65	+ 47.7%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

\* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	3	9	+ 200.0%	37	60	+ 62.2%
Pending Sales	2	6	+ 200.0%	32	34	+ 6.3%
Closed Sales	2	7	+ 250.0%	35	31	- 11.4%
Median Sales Price*	\$762,500	\$560,000	- 26.6%	\$625,000	\$595,000	- 4.8%
Percent of Original List Price Received*	99.4%	99.3%	- 0.1%	100.1%	99.1%	- 1.0%
Days on Market Until Sale	50	81	+ 62.0%	35	45	+ 28.6%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	2.8	5.1	+ 82.1%	--	--	--

\* 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

