

# Local Market Update for October 2024

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

## 92084

Vista East

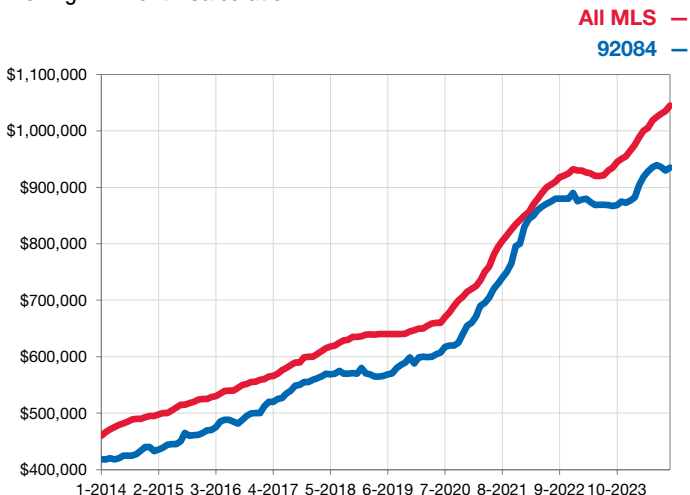
Single Family	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	40	26	- 35.0%	311	314	+ 1.0%
Pending Sales	20	22	+ 10.0%	211	214	+ 1.4%
Closed Sales	26	24	- 7.7%	211	216	+ 2.4%
Median Sales Price*	\$867,000	\$924,000	+ 6.6%	\$870,000	\$938,000	+ 7.8%
Percent of Original List Price Received*	99.4%	100.0%	+ 0.6%	98.7%	98.8%	+ 0.1%
Days on Market Until Sale	25	24	- 4.0%	36	34	- 5.6%
Inventory of Homes for Sale	58	53	- 8.6%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--

\* 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.

Townhouse-Condo	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	2	3	+ 50.0%	38	51	+ 34.2%
Pending Sales	1	3	+ 200.0%	34	35	+ 2.9%
Closed Sales	5	1	- 80.0%	35	36	+ 2.9%
Median Sales Price*	\$735,000	\$711,000	- 3.3%	\$580,000	\$625,000	+ 7.8%
Percent of Original List Price Received*	99.8%	96.2%	- 3.6%	100.5%	100.0%	- 0.5%
Days on Market Until Sale	13	233	+ 1692.3%	32	41	+ 28.1%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	1.1	3.2	+ 190.9%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

