

# Local Market Update for May 2025

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

## 92084

Vista East

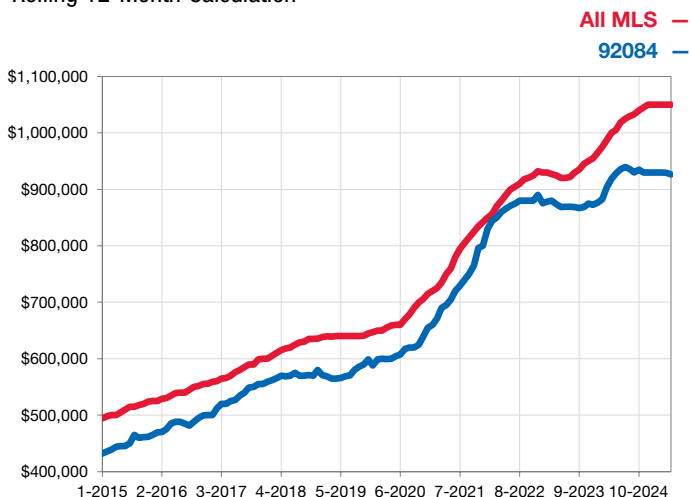
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	34	36	+ 5.9%	146	197	+ 34.9%
Pending Sales	19	22	+ 15.8%	99	116	+ 17.2%
Closed Sales	24	22	- 8.3%	106	107	+ 0.9%
Median Sales Price*	\$1,005,000	\$952,450	- 5.2%	\$967,500	\$969,000	+ 0.2%
Percent of Original List Price Received*	101.3%	99.9%	- 1.4%	99.2%	98.1%	- 1.1%
Days on Market Until Sale	24	23	- 4.2%	36	35	- 2.8%
Inventory of Homes for Sale	50	85	+ 70.0%	--	--	--
Months Supply of Inventory	2.3	3.8	+ 65.2%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	5	4	- 20.0%	28	23	- 17.9%
Pending Sales	2	2	0.0%	22	15	- 31.8%
Closed Sales	5	4	- 20.0%	24	16	- 33.3%
Median Sales Price*	\$675,000	\$713,000	+ 5.6%	\$635,000	\$623,750	- 1.8%
Percent of Original List Price Received*	99.8%	100.4%	+ 0.6%	100.4%	99.8%	- 0.6%
Days on Market Until Sale	34	32	- 5.9%	33	27	- 18.2%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

\* 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

