

Local Market Update for July 2025

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

92084

Vista East

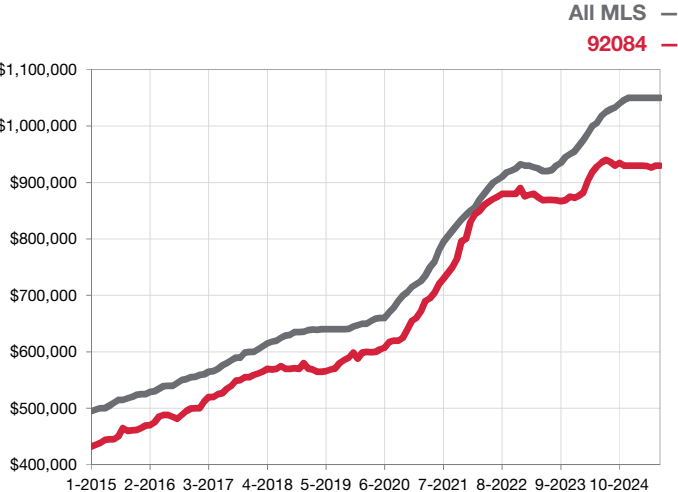
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	37	38	+ 2.7%	225	269	+ 19.6%
Pending Sales	27	23	- 14.8%	147	166	+ 12.9%
Closed Sales	25	21	- 16.0%	145	155	+ 6.9%
Median Sales Price*	\$950,000	\$1,069,000	+ 12.5%	\$950,000	\$980,000	+ 3.2%
Percent of Original List Price Received*	98.8%	96.1%	- 2.7%	99.3%	97.5%	- 1.8%
Days on Market Until Sale	27	49	+ 81.5%	35	39	+ 11.4%
Inventory of Homes for Sale	62	81	+ 30.6%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	3	6	+ 100.0%	37	39	+ 5.4%
Pending Sales	4	2	- 50.0%	29	21	- 27.6%
Closed Sales	3	0	- 100.0%	29	20	- 31.0%
Median Sales Price*	\$525,000	\$0	- 100.0%	\$615,000	\$621,000	+ 1.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.1%	99.7%	- 0.4%
Days on Market Until Sale	18	0	- 100.0%	32	30	- 6.3%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	2.1	4.9	+ 133.3%	--	--	--

* 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

