

Local Market Update for August 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92081 - Vista

North San Diego County

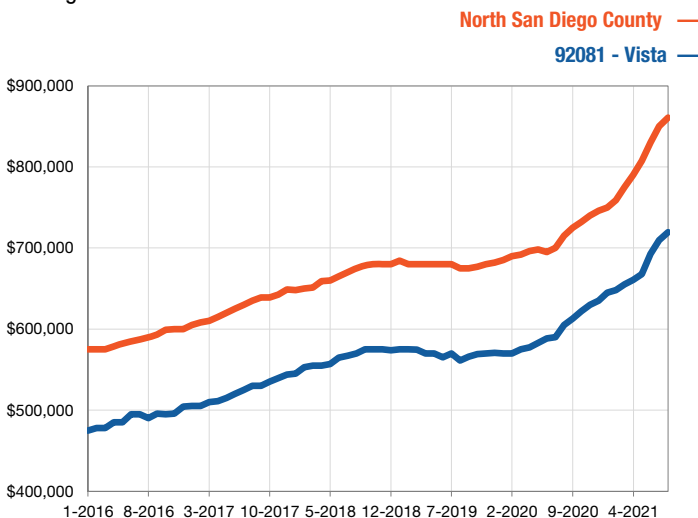
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	52	36	- 30.8%	360	343	- 4.7%
Pending Sales	39	38	- 2.6%	292	336	+ 15.1%
Closed Sales	25	27	+ 8.0%	288	348	+ 20.8%
Days on Market Until Sale	19	8	- 57.9%	29	13	- 55.2%
Median Sales Price*	\$630,000	\$720,000	+ 14.3%	\$605,000	\$719,500	+ 18.9%
Average Sales Price*	\$634,287	\$750,019	+ 18.2%	\$615,703	\$732,773	+ 19.0%
Percent of Original List Price Received*	100.5%	104.4%	+ 3.9%	98.0%	103.4%	+ 5.5%
Percent of List Price Received*	100.4%	103.6%	+ 3.2%	99.0%	103.2%	+ 4.2%
Inventory of Homes for Sale	54	32	- 40.7%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--

* 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 Single-Family Key Metrics	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	5	7	+ 40.0%	121	98	- 19.0%
Pending Sales	4	6	+ 50.0%	108	99	- 8.3%
Closed Sales	14	10	- 28.6%	113	100	- 11.5%
Days on Market Until Sale	46	9	- 80.4%	43	14	- 67.4%
Median Sales Price*	\$503,383	\$599,745	+ 19.1%	\$496,990	\$544,250	+ 9.5%
Average Sales Price*	\$479,282	\$585,249	+ 22.1%	\$464,230	\$539,120	+ 16.1%
Percent of Original List Price Received*	99.9%	101.0%	+ 1.1%	99.1%	102.6%	+ 3.5%
Percent of List Price Received*	100.4%	101.0%	+ 0.6%	99.6%	102.4%	+ 2.8%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



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

