

Local Market Update for August 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92083 - Vista

North San Diego County

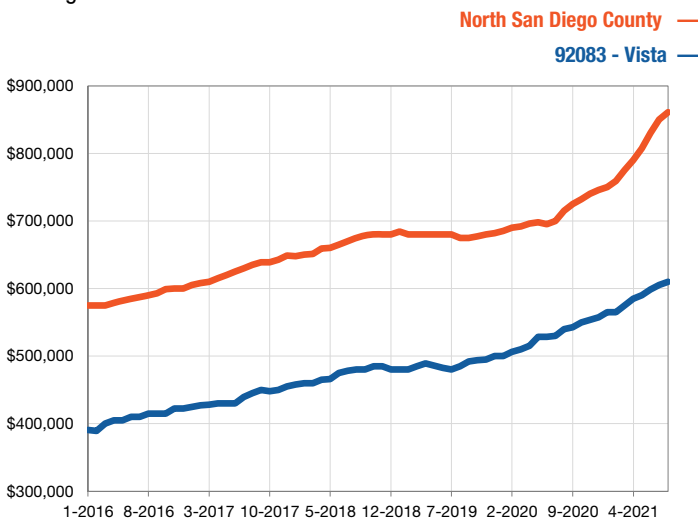
Detached Single-Family	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	26	21	- 19.2%	296	282	- 4.7%
Pending Sales	17	20	+ 17.6%	234	270	+ 15.4%
Closed Sales	26	15	- 42.3%	235	263	+ 11.9%
Days on Market Until Sale	26	5	- 80.8%	28	16	- 42.9%
Median Sales Price*	\$588,575	\$683,888	+ 16.2%	\$540,000	\$610,000	+ 13.0%
Average Sales Price*	\$542,642	\$693,359	+ 27.8%	\$523,117	\$608,909	+ 16.4%
Percent of Original List Price Received*	99.7%	103.4%	+ 3.7%	98.6%	102.5%	+ 4.0%
Percent of List Price Received*	100.7%	103.0%	+ 2.3%	99.3%	102.0%	+ 2.7%
Inventory of Homes for Sale	47	15	- 68.1%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--

* 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.

Attached Single-Family	August			Rolling 12 Months		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
Key Metrics						
New Listings	5	9	+ 80.0%	87	105	+ 20.7%
Pending Sales	9	10	+ 11.1%	78	92	+ 17.9%
Closed Sales	9	5	- 44.4%	73	92	+ 26.0%
Days on Market Until Sale	31	11	- 64.5%	37	13	- 64.9%
Median Sales Price*	\$415,000	\$464,888	+ 12.0%	\$373,500	\$433,500	+ 16.1%
Average Sales Price*	\$408,322	\$466,378	+ 14.2%	\$370,732	\$435,354	+ 17.4%
Percent of Original List Price Received*	96.1%	106.1%	+ 10.4%	98.2%	102.6%	+ 4.5%
Percent of List Price Received*	96.6%	102.8%	+ 6.4%	98.7%	102.2%	+ 3.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



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

