

# Local Market Update for August 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92084 - Vista

North San Diego County

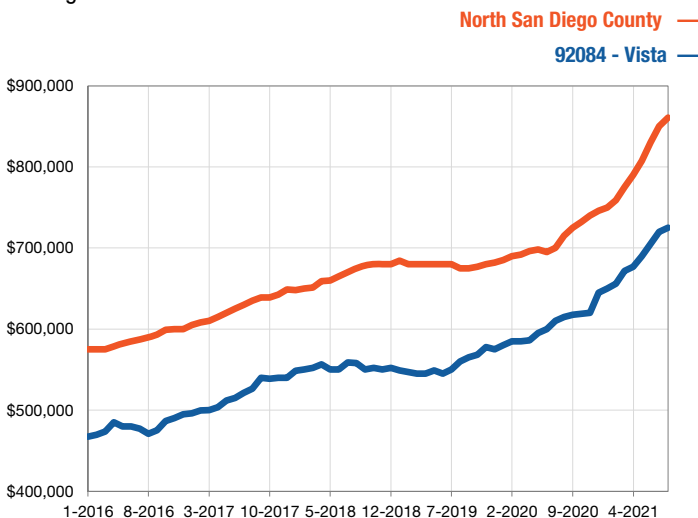
| Detached Single-Family<br>Key Metrics    | August    |                  |                | Rolling 12 Months |                  |                |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
|  | 2020      | 2021             | Percent Change | Thru 8-2020       | Thru 8-2021      | Percent Change |
| New Listings                             | 51        | 47               | - 7.8%         | 551               | 492              | - 10.7%        |
| Pending Sales                            | 49        | 42               | - 14.3%        | 439               | 430              | - 2.1%         |
| Closed Sales                             | 49        | 28               | - 42.9%        | 425               | 431              | + 1.4%         |
| Days on Market Until Sale                | 27        | 20               | - 25.9%        | 40                | 17               | - 57.5%        |
| Median Sales Price*                      | \$690,000 | <b>\$745,000</b> | + 8.0%         | \$615,000         | <b>\$725,000</b> | + 17.9%        |
| Average Sales Price*                     | \$715,172 | <b>\$809,130</b> | + 13.1%        | \$640,349         | <b>\$746,598</b> | + 16.6%        |
| Percent of Original List Price Received* | 99.2%     | <b>98.8%</b>     | - 0.4%         | 97.1%             | <b>101.6%</b>    | + 4.6%         |
| Percent of List Price Received*          | 100.1%    | <b>99.9%</b>     | - 0.2%         | 98.5%             | <b>101.8%</b>    | + 3.4%         |
| Inventory of Homes for Sale              | 85        | 50               | - 41.2%        | --                | --               | --             |
| Months Supply of Inventory               | 2.3       | 1.4              | - 39.1%        | --                | --               | --             |

\* 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<br>Key Metrics    | August    |                  |                | Rolling 12 Months |                  |                |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
|  | 2020      | 2021             | Percent Change | Thru 8-2020       | Thru 8-2021      | Percent Change |
| New Listings                             | 4         | 10               | + 150.0%       | 71                | 82               | + 15.5%        |
| Pending Sales                            | 2         | 3                | + 50.0%        | 51                | 74               | + 45.1%        |
| Closed Sales                             | 5         | 7                | + 40.0%        | 51                | 76               | + 49.0%        |
| Days on Market Until Sale                | 18        | 9                | - 50.0%        | 27                | 12               | - 55.6%        |
| Median Sales Price*                      | \$375,000 | <b>\$445,000</b> | + 18.7%        | \$375,000         | <b>\$440,000</b> | + 17.3%        |
| Average Sales Price*                     | \$363,000 | <b>\$429,286</b> | + 18.3%        | \$393,990         | <b>\$451,364</b> | + 14.6%        |
| Percent of Original List Price Received* | 98.3%     | <b>103.2%</b>    | + 5.0%         | 99.3%             | <b>102.1%</b>    | + 2.8%         |
| Percent of List Price Received*          | 98.3%     | <b>102.3%</b>    | + 4.1%         | 99.9%             | <b>101.8%</b>    | + 1.9%         |
| Inventory of Homes for Sale              | 8         | 9                | + 12.5%        | --                | --               | --             |
| Months Supply of Inventory               | 1.9       | 1.5              | - 21.1%        | --                | --               | --             |

\* 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

