

# Local Market Update for March 2026

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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	30	20	- 33.3%	276	276	0.0%
Pending Sales	21	9	- 57.1%	198	196	- 1.0%
Closed Sales	14	15	+ 7.1%	187	205	+ 9.6%
Days on Market Until Sale	14	21	+ 50.0%	20	26	+ 30.0%
Median Sales Price*	\$1,072,500	<b>\$956,000</b>	- 10.9%	\$951,000	<b>\$977,553</b>	+ 2.8%
Average Sales Price*	\$1,025,126	<b>\$1,066,075</b>	+ 4.0%	\$977,244	<b>\$1,046,670</b>	+ 7.1%
Percent of Original List Price Received*	99.7%	<b>99.6%</b>	- 0.1%	99.0%	<b>98.1%</b>	- 0.9%
Percent of List Price Received*	99.9%	<b>100.8%</b>	+ 0.9%	99.8%	<b>99.5%</b>	- 0.3%
Inventory of Homes for Sale	42	32	- 23.8%	--	--	--
Months Supply of Inventory	2.5	2.0	- 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.

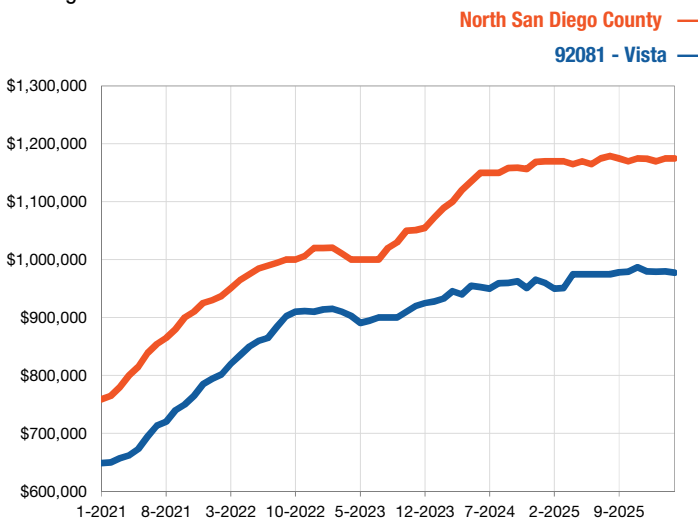
### Attached Single-Family

Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	13	6	- 53.8%	117	79	- 32.5%
Pending Sales	6	8	+ 33.3%	87	49	- 43.7%
Closed Sales	9	6	- 33.3%	99	48	- 51.5%
Days on Market Until Sale	45	27	- 40.0%	22	31	+ 40.9%
Median Sales Price*	\$799,990	<b>\$605,000</b>	- 24.4%	\$740,000	<b>\$620,500</b>	- 16.1%
Average Sales Price*	\$806,609	<b>\$659,667</b>	- 18.2%	\$689,809	<b>\$668,450</b>	- 3.1%
Percent of Original List Price Received*	98.3%	<b>98.8%</b>	+ 0.5%	100.3%	<b>97.3%</b>	- 3.0%
Percent of List Price Received*	99.5%	<b>99.0%</b>	- 0.5%	100.8%	<b>98.7%</b>	- 2.1%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--

\* 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

