

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92081 - Vista

North San Diego County

Detached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	14	26	+ 85.7%	246	291	+ 18.3%
Pending Sales	11	16	+ 45.5%	185	207	+ 11.9%
Closed Sales	12	14	+ 16.7%	199	201	+ 1.0%
Days on Market Until Sale	36	25	- 30.6%	20	26	+ 30.0%
Median Sales Price*	\$904,500	\$935,000	+ 3.4%	\$960,000	\$979,500	+ 2.0%
Average Sales Price*	\$951,104	\$930,571	- 2.2%	\$979,867	\$1,036,881	+ 5.8%
Percent of Original List Price Received*	98.4%	98.5%	+ 0.1%	99.2%	97.9%	- 1.3%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

* 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.

Attached Single-Family

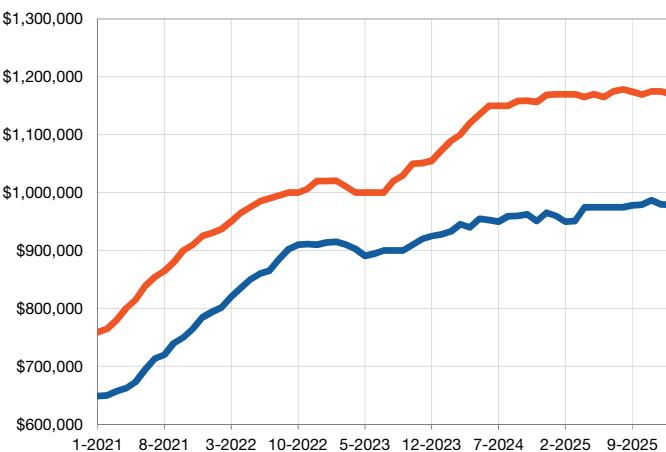
Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	11	5	- 54.5%	115	81	- 29.6%
Pending Sales	8	2	- 75.0%	89	48	- 46.1%
Closed Sales	9	1	- 88.9%	95	55	- 42.1%
Days on Market Until Sale	33	0	- 100.0%	20	33	+ 65.0%
Median Sales Price*	\$751,990	\$780,000	+ 3.7%	\$715,000	\$695,000	- 2.8%
Average Sales Price*	\$700,184	\$780,000	+ 11.4%	\$674,741	\$688,818	+ 2.1%
Percent of Original List Price Received*	101.3%	100.1%	- 1.2%	100.6%	97.5%	- 3.1%
Percent of List Price Received*	101.0%	100.1%	- 0.9%	101.1%	99.0%	- 2.1%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

* 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

North San Diego County —
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Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

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