

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

92081 - Vista

North San Diego County

Detached Single-Family

Key Metrics	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	24	28	+ 16.7%	222	277	+ 24.8%
Pending Sales	15	23	+ 53.3%	189	205	+ 8.5%
Closed Sales	13	23	+ 76.9%	195	197	+ 1.0%
Days on Market Until Sale	15	15	0.0%	16	19	+ 18.8%
Median Sales Price*	\$865,000	\$990,000	+ 14.5%	\$940,000	\$975,000	+ 3.7%
Average Sales Price*	\$956,077	\$1,154,252	+ 20.7%	\$983,980	\$999,307	+ 1.6%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	101.2%	99.0%	- 2.2%
Percent of List Price Received*	101.2%	99.9%	- 1.3%	101.6%	99.7%	- 1.9%
Inventory of Homes for Sale	24	36	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

* 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.

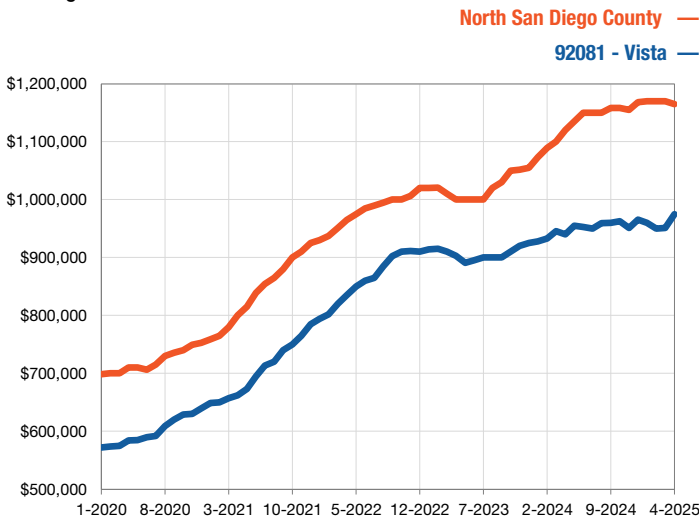
Attached Single-Family

Key Metrics	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	11	9	- 18.2%	96	115	+ 19.8%
Pending Sales	8	8	0.0%	75	88	+ 17.3%
Closed Sales	9	7	- 22.2%	72	96	+ 33.3%
Days on Market Until Sale	15	12	- 20.0%	18	22	+ 22.2%
Median Sales Price*	\$735,000	\$710,000	- 3.4%	\$681,758	\$737,380	+ 8.2%
Average Sales Price*	\$721,373	\$719,714	- 0.2%	\$666,521	\$687,883	+ 3.2%
Percent of Original List Price Received*	103.9%	99.4%	- 4.3%	101.5%	99.9%	- 1.6%
Percent of List Price Received*	103.9%	100.9%	- 2.9%	101.8%	100.6%	- 1.2%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

