

Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92081 - Vista

North San Diego County

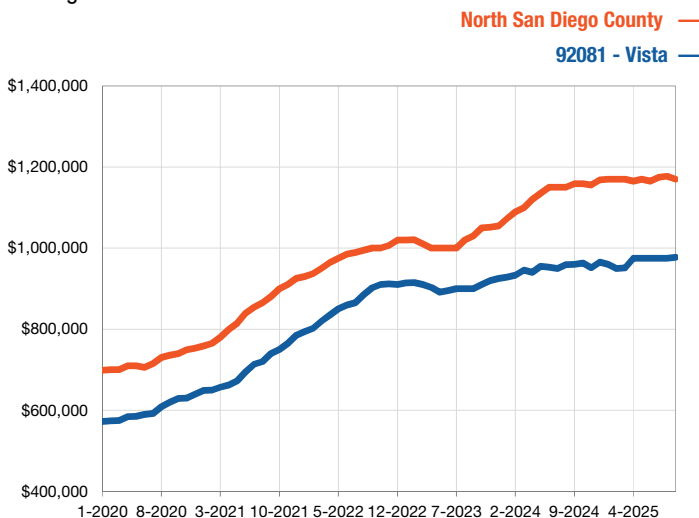
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	17	21	+ 23.5%	254	275	+ 8.3%
Pending Sales	20	16	- 20.0%	194	192	- 1.0%
Closed Sales	23	14	- 39.1%	184	195	+ 6.0%
Days on Market Until Sale	21	30	+ 42.9%	19	23	+ 21.1%
Median Sales Price*	\$965,500	\$998,500	+ 3.4%	\$959,650	\$977,500	+ 1.9%
Average Sales Price*	\$1,028,803	\$1,054,981	+ 2.5%	\$987,067	\$1,034,156	+ 4.8%
Percent of Original List Price Received*	98.4%	97.9%	- 0.5%	99.3%	98.6%	- 0.7%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	100.1%	99.6%	- 0.5%
Inventory of Homes for Sale	30	34	+ 13.3%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--

* 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	September			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	9	5	- 44.4%	112	95	- 15.2%
Pending Sales	5	6	+ 20.0%	91	63	- 30.8%
Closed Sales	13	2	- 84.6%	96	70	- 27.1%
Days on Market Until Sale	22	1	- 95.5%	19	29	+ 52.6%
Median Sales Price*	\$734,760	\$645,030	- 12.2%	\$694,995	\$712,500	+ 2.5%
Average Sales Price*	\$698,358	\$645,030	- 7.6%	\$675,409	\$690,001	+ 2.2%
Percent of Original List Price Received*	101.9%	99.1%	- 2.7%	101.2%	98.5%	- 2.7%
Percent of List Price Received*	101.5%	99.1%	- 2.4%	101.5%	99.7%	- 1.8%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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

