

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92081 - Vista

North San Diego County

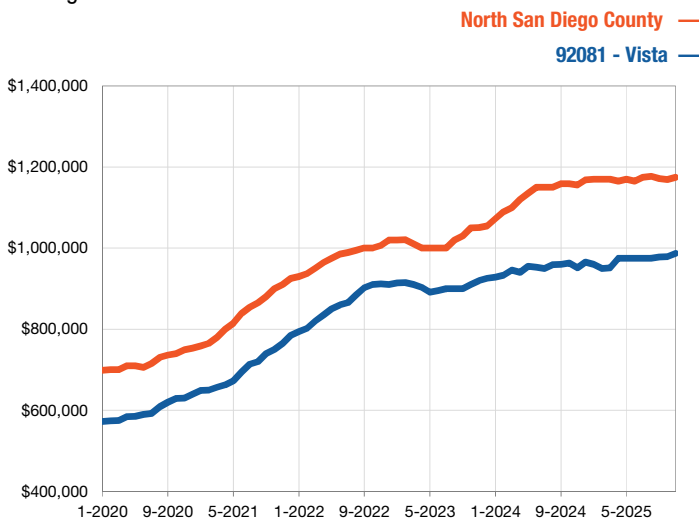
| Detached Single-Family | November | | | Rolling 12 Months | | |
|--|-----------|-------------|----------------|-------------------|--------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | 13 | 13 | 0.0% | 257 | 277 | + 7.8% |
| Pending Sales | 13 | 11 | - 15.4% | 201 | 196 | - 2.5% |
| Closed Sales | 14 | 16 | + 14.3% | 195 | 197 | + 1.0% |
| Days on Market Until Sale | 16 | 48 | + 200.0% | 18 | 26 | + 44.4% |
| Median Sales Price* | \$894,500 | \$1,010,000 | + 12.9% | \$951,000 | \$987,000 | + 3.8% |
| Average Sales Price* | \$888,286 | \$1,103,220 | + 24.2% | \$985,832 | \$1,042,265 | + 5.7% |
| Percent of Original List Price Received* | 99.9% | 94.9% | - 5.0% | 99.3% | 98.0% | - 1.3% |
| Percent of List Price Received* | 100.5% | 98.3% | - 2.2% | 100.2% | 99.2% | - 1.0% |
| Inventory of Homes for Sale | 32 | 27 | - 15.6% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.7 | - 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 | November | | | Rolling 12 Months | | |
|--|-----------|-----------|----------------|-------------------|--------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | 9 | 4 | - 55.6% | 115 | 88 | - 23.5% |
| Pending Sales | 7 | 1 | - 85.7% | 92 | 55 | - 40.2% |
| Closed Sales | 2 | 2 | 0.0% | 98 | 66 | - 32.7% |
| Days on Market Until Sale | 22 | 35 | + 59.1% | 19 | 30 | + 57.9% |
| Median Sales Price* | \$617,000 | \$822,500 | + 33.3% | \$703,005 | \$705,000 | + 0.3% |
| Average Sales Price* | \$617,000 | \$822,500 | + 33.3% | \$672,756 | \$696,455 | + 3.5% |
| Percent of Original List Price Received* | 98.6% | 96.1% | - 2.5% | 100.9% | 98.4% | - 2.5% |
| Percent of List Price Received* | 98.6% | 96.9% | - 1.7% | 101.4% | 99.6% | - 1.8% |
| Inventory of Homes for Sale | 16 | 11 | - 31.3% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 2.4 | + 14.3% | -- | -- | -- |

* 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

