

# Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92081 - Vista

North San Diego County

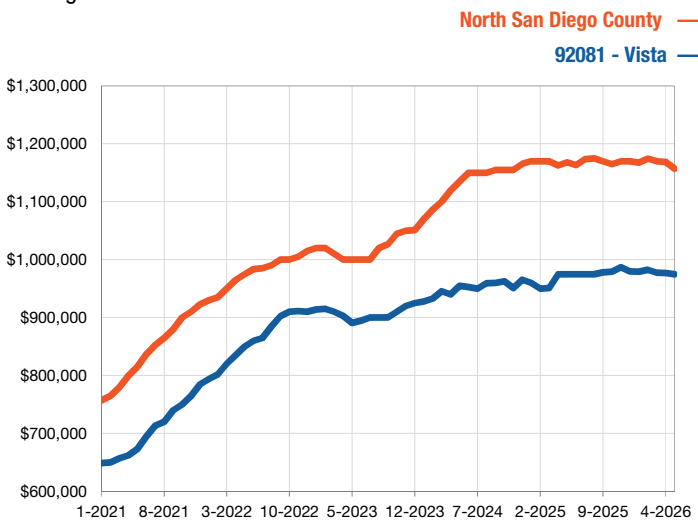
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	29	19	- 34.5%	283	260	- 8.1%
Pending Sales	16	20	+ 25.0%	206	197	- 4.4%
Closed Sales	22	21	- 4.5%	203	194	- 4.4%
Days on Market Until Sale	32	21	- 34.4%	21	27	+ 28.6%
Median Sales Price*	\$982,000	\$950,000	- 3.3%	\$975,000	\$975,000	0.0%
Average Sales Price*	\$1,022,318	\$920,566	- 10.0%	\$1,002,680	\$1,021,413	+ 1.9%
Percent of Original List Price Received*	97.9%	97.1%	- 0.8%	98.8%	97.9%	- 0.9%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	99.6%	99.4%	- 0.2%
Inventory of Homes for Sale	57	31	- 45.6%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--

\* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	8	4	- 50.0%	115	68	- 40.9%
Pending Sales	4	4	0.0%	85	43	- 49.4%
Closed Sales	8	7	- 12.5%	99	42	- 57.6%
Days on Market Until Sale	38	40	+ 5.3%	24	36	+ 50.0%
Median Sales Price*	\$754,500	\$725,000	- 3.9%	\$740,000	\$617,500	- 16.6%
Average Sales Price*	\$792,344	\$674,570	- 14.9%	\$699,561	\$640,972	- 8.4%
Percent of Original List Price Received*	97.4%	95.1%	- 2.4%	99.7%	96.6%	- 3.1%
Percent of List Price Received*	99.4%	98.0%	- 1.4%	100.5%	98.0%	- 2.5%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

\* 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

