

# Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.

## 92083 - Vista

North San Diego County

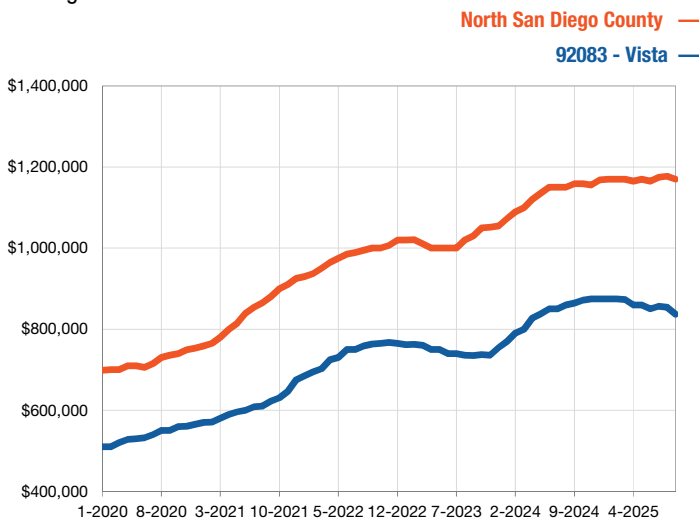
Detached Single-Family	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	15	18	+ 20.0%	183	146	- 20.2%
Pending Sales	10	7	- 30.0%	135	100	- 25.9%
Closed Sales	12	6	- 50.0%	140	97	- 30.7%
Days on Market Until Sale	35	28	- 20.0%	28	27	- 3.6%
Median Sales Price*	\$874,995	\$800,000	- 8.6%	\$864,675	\$837,000	- 3.2%
Average Sales Price*	\$857,245	\$856,333	- 0.1%	\$856,867	\$841,511	- 1.8%
Percent of Original List Price Received*	98.6%	96.5%	- 2.1%	99.4%	98.4%	- 1.0%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.7%	99.5%	- 1.2%
Inventory of Homes for Sale	33	29	- 12.1%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

\* 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.

Attached Single-Family	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	3	1	- 66.7%	70	69	- 1.4%
Pending Sales	7	3	- 57.1%	58	39	- 32.8%
Closed Sales	5	6	+ 20.0%	55	43	- 21.8%
Days on Market Until Sale	7	48	+ 585.7%	20	41	+ 105.0%
Median Sales Price*	\$600,000	\$521,999	- 13.0%	\$589,999	\$515,000	- 12.7%
Average Sales Price*	\$605,000	\$524,833	- 13.3%	\$574,102	\$560,065	- 2.4%
Percent of Original List Price Received*	100.5%	95.4%	- 5.1%	99.3%	96.8%	- 2.5%
Percent of List Price Received*	100.8%	98.8%	- 2.0%	100.4%	98.9%	- 1.5%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.2	3.1	+ 158.3%	--	--	--

\* 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

