

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92083 - Vista

North San Diego County

Detached Single-Family

Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	14	17	+ 21.4%	166	152	- 8.4%
Pending Sales	7	8	+ 14.3%	111	98	- 11.7%
Closed Sales	10	8	- 20.0%	115	99	- 13.9%
Days on Market Until Sale	17	44	+ 158.8%	24	30	+ 25.0%
Median Sales Price*	\$840,000	\$861,500	+ 2.6%	\$873,500	\$835,000	- 4.4%
Average Sales Price*	\$865,090	\$961,425	+ 11.1%	\$862,175	\$851,943	- 1.2%
Percent of Original List Price Received*	101.3%	96.9%	- 4.3%	99.3%	98.1%	- 1.2%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	100.2%	99.9%	- 0.3%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

* 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.

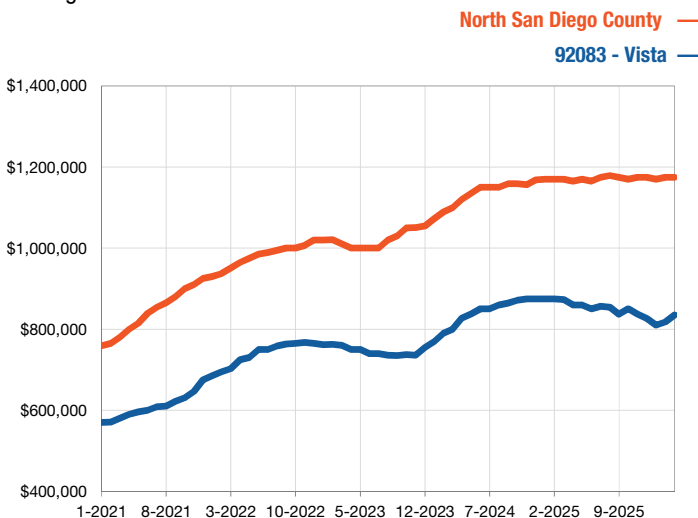
Attached Single-Family

Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	4	4	0.0%	59	56	- 5.1%
Pending Sales	2	4	+ 100.0%	43	37	- 14.0%
Closed Sales	3	1	- 66.7%	46	35	- 23.9%
Days on Market Until Sale	78	14	- 82.1%	23	43	+ 87.0%
Median Sales Price*	\$550,000	\$375,000	- 31.8%	\$560,000	\$525,000	- 6.3%
Average Sales Price*	\$528,333	\$375,000	- 29.0%	\$571,598	\$547,928	- 4.1%
Percent of Original List Price Received*	94.4%	100.0%	+ 5.9%	99.3%	96.9%	- 2.4%
Percent of List Price Received*	98.2%	100.0%	+ 1.8%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	4.2	1.5	- 64.3%	--	--	--

* 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

