

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

92083 - Vista

North San Diego County

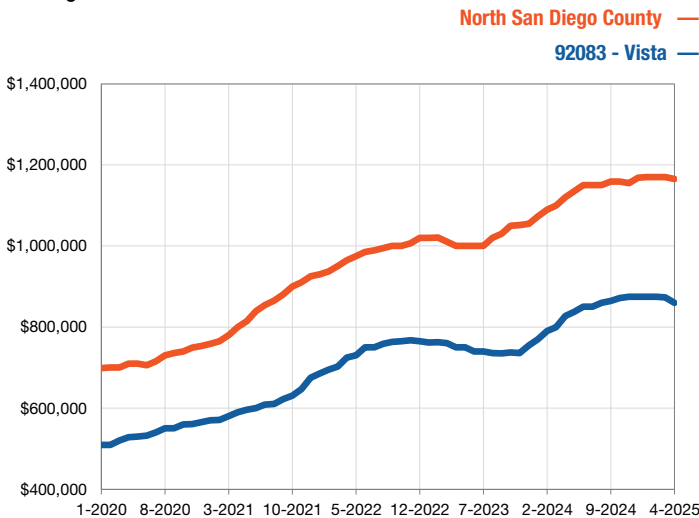
Detached Single-Family	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	23	11	- 52.2%	182	154	- 15.4%
Pending Sales	14	7	- 50.0%	141	104	- 26.2%
Closed Sales	12	10	- 16.7%	134	113	- 15.7%
Days on Market Until Sale	10	22	+ 120.0%	26	26	0.0%
Median Sales Price*	\$912,203	\$753,500	- 17.4%	\$827,250	\$859,644	+ 3.9%
Average Sales Price*	\$924,370	\$735,050	- 20.5%	\$834,651	\$844,321	+ 1.2%
Percent of Original List Price Received*	103.0%	99.8%	- 3.1%	99.5%	99.0%	- 0.5%
Percent of List Price Received*	103.3%	100.8%	- 2.4%	100.5%	100.0%	- 0.5%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--

* 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	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	5	10	+ 100.0%	73	64	- 12.3%
Pending Sales	4	3	- 25.0%	54	41	- 24.1%
Closed Sales	6	2	- 66.7%	52	42	- 19.2%
Days on Market Until Sale	7	37	+ 428.6%	17	26	+ 52.9%
Median Sales Price*	\$582,500	\$629,500	+ 8.1%	\$570,000	\$547,450	- 4.0%
Average Sales Price*	\$592,167	\$629,500	+ 6.3%	\$559,914	\$571,417	+ 2.1%
Percent of Original List Price Received*	100.9%	96.4%	- 4.5%	99.4%	98.9%	- 0.5%
Percent of List Price Received*	100.9%	96.9%	- 4.0%	100.5%	99.6%	- 0.9%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	2.2	5.6	+ 154.5%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
 Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation

