Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92083 - Vista

North San Diego County

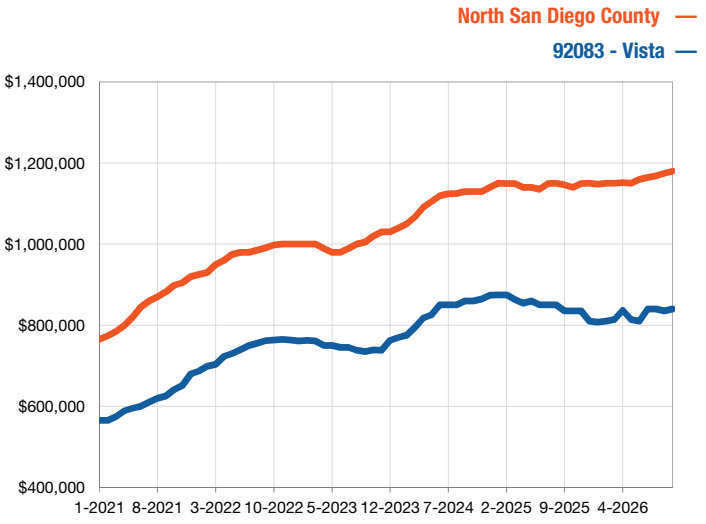
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	16	**6**	- 62.5%	152	**150**	- 1.3%
Pending Sales	12	**7**	- 41.7%	107	**94**	- 12.1%
Closed Sales	10	**9**	- 10.0%	105	**96**	- 8.6%
Days on Market Until Sale	28	**29**	+ 3.6%	28	**33**	+ 17.9%
Median Sales Price*	$881,000	**$850,000**	- 3.5%	$835,000	**$840,000**	+ 0.6%
Average Sales Price*	$879,690	**$847,222**	- 3.7%	$844,305	**$855,759**	+ 1.4%
Percent of Original List Price Received*	98.3%	**97.3%**	- 1.0%	98.3%	**97.0%**	- 1.3%
Percent of List Price Received*	99.1%	**99.3%**	+ 0.2%	99.3%	**99.1%**	- 0.2%
Inventory of Homes for Sale	33	**26**	- 21.2%	--	--	--
Months Supply of Inventory	3.7	**3.3**	- 10.8%	--	--	--

* 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.

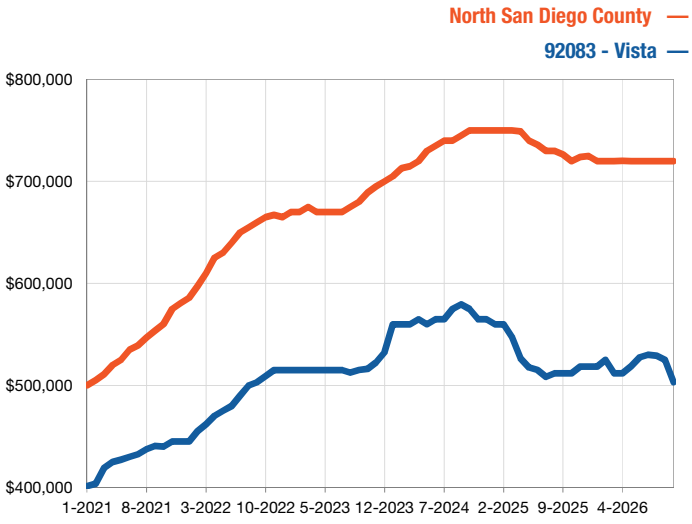
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	3	**2**	- 33.3%	60	**72**	+ 20.0%
Pending Sales	2	**8**	+ 300.0%	37	**45**	+ 21.6%
Closed Sales	2	**6**	+ 200.0%	37	**41**	+ 10.8%
Days on Market Until Sale	21	**42**	+ 100.0%	40	**29**	- 27.5%
Median Sales Price*	$538,500	**$459,500**	- 14.7%	$512,000	**$503,000**	- 1.8%
Average Sales Price*	$538,500	**$452,500**	- 16.0%	$541,930	**$514,639**	- 5.0%
Percent of Original List Price Received*	98.4%	**95.8%**	- 2.6%	96.9%	**99.1%**	+ 2.3%
Percent of List Price Received*	98.4%	**100.3%**	+ 1.9%	99.1%	**100.9%**	+ 1.8%
Inventory of Homes for Sale	12	**10**	- 16.7%	--	--	--
Months Supply of Inventory	3.2	**2.4**	- 25.0%	--	--	--

* 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.

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



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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.