

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92083 - Vista

North San Diego County

Detached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	12	12	0.0%	173	140	- 19.1%
Pending Sales	5	5	0.0%	122	103	- 15.6%
Closed Sales	13	5	- 61.5%	133	100	- 24.8%
Days on Market Until Sale	43	48	+ 11.6%	29	27	- 6.9%
Median Sales Price*	\$835,000	\$765,000	- 8.4%	\$875,000	\$810,025	- 7.4%
Average Sales Price*	\$845,454	\$783,200	- 7.4%	\$866,057	\$836,970	- 3.4%
Percent of Original List Price Received*	93.8%	97.3%	+ 3.7%	98.9%	98.5%	- 0.4%
Percent of List Price Received*	95.6%	100.3%	+ 4.9%	100.3%	99.8%	- 0.5%
Inventory of Homes for Sale	26	19	- 26.9%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

* 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.

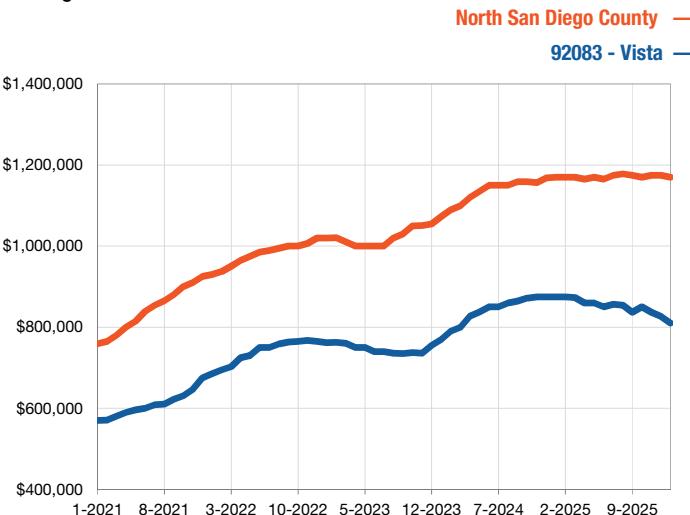
Attached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	5	2	- 60.0%	62	59	- 4.8%
Pending Sales	1	3	+ 200.0%	45	39	- 13.3%
Closed Sales	3	1	- 66.7%	52	36	- 30.8%
Days on Market Until Sale	37	83	+ 124.3%	20	48	+ 140.0%
Median Sales Price*	\$595,000	\$485,000	- 18.5%	\$565,000	\$528,499	- 6.5%
Average Sales Price*	\$726,967	\$485,000	- 33.3%	\$563,500	\$551,597	- 2.1%
Percent of Original List Price Received*	98.3%	101.0%	+ 2.7%	99.5%	96.6%	- 2.9%
Percent of List Price Received*	98.4%	105.4%	+ 7.1%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	3.5	0.9	- 74.3%	--	--	--

* 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

