

Local Market Update for May 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	13	14	+ 7.7%	156	155	- 0.6%
Pending Sales	10	8	- 20.0%	96	99	+ 3.1%
Closed Sales	7	6	- 14.3%	105	96	- 8.6%
Days on Market Until Sale	30	13	- 56.7%	25	29	+ 16.0%
Median Sales Price*	\$969,000	\$687,500	- 29.1%	\$859,990	\$810,025	- 5.8%
Average Sales Price*	\$877,143	\$746,750	- 14.9%	\$833,383	\$842,012	+ 1.0%
Percent of Original List Price Received*	98.1%	96.9%	- 1.2%	99.2%	97.6%	- 1.6%
Percent of List Price Received*	99.0%	96.9%	- 2.1%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	3.3	2.9	- 12.1%	--	--	--

* 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.

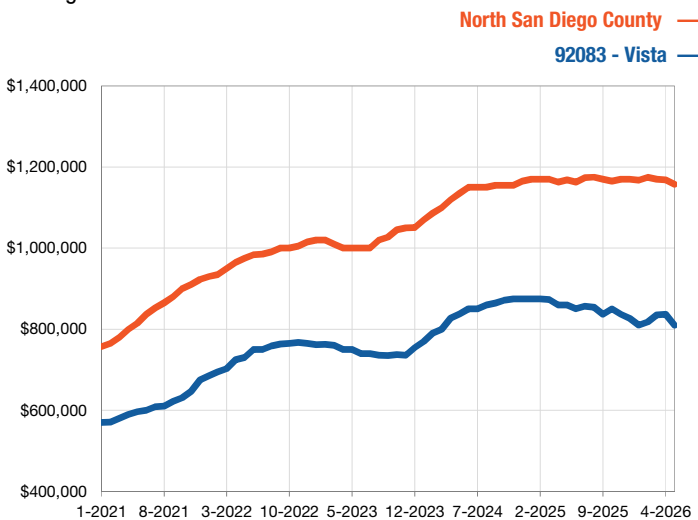
Attached Single-Family

Key Metrics	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	7	9	+ 28.6%	64	56	- 12.5%
Pending Sales	6	4	- 33.3%	41	35	- 14.6%
Closed Sales	6	4	- 33.3%	43	34	- 20.9%
Days on Market Until Sale	64	14	- 78.1%	32	35	+ 9.4%
Median Sales Price*	\$495,000	\$530,000	+ 7.1%	\$544,900	\$527,500	- 3.2%
Average Sales Price*	\$545,333	\$521,000	- 4.5%	\$570,756	\$538,309	- 5.7%
Percent of Original List Price Received*	95.7%	100.0%	+ 4.5%	98.3%	97.9%	- 0.4%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	99.4%	99.8%	+ 0.4%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	5.9	3.5	- 40.7%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

