

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92083 - Vista

North San Diego County

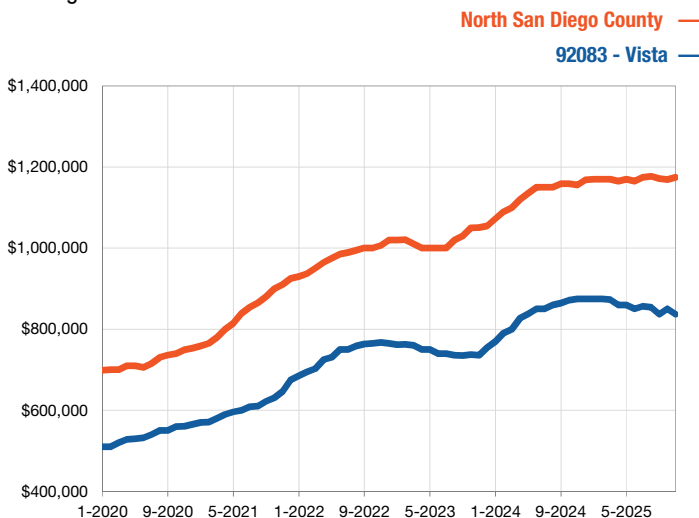
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	9	6	- 33.3%	180	141	- 21.7%
Pending Sales	6	10	+ 66.7%	131	108	- 17.6%
Closed Sales	7	9	+ 28.6%	135	103	- 23.7%
Days on Market Until Sale	21	22	+ 4.8%	28	27	- 3.6%
Median Sales Price*	\$799,000	\$743,500	- 6.9%	\$874,900	\$837,000	- 4.3%
Average Sales Price*	\$837,874	\$750,444	- 10.4%	\$856,376	\$838,651	- 2.1%
Percent of Original List Price Received*	102.0%	97.0%	- 4.9%	99.5%	98.0%	- 1.5%
Percent of List Price Received*	102.6%	99.5%	- 3.0%	100.8%	99.2%	- 1.6%
Inventory of Homes for Sale	36	20	- 44.4%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

* 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.

Attached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	6	1	- 83.3%	66	61	- 7.6%
Pending Sales	2	2	0.0%	53	40	- 24.5%
Closed Sales	2	1	- 50.0%	52	40	- 23.1%
Days on Market Until Sale	17	80	+ 370.6%	22	42	+ 90.9%
Median Sales Price*	\$499,450	\$405,000	- 18.9%	\$575,000	\$533,499	- 7.2%
Average Sales Price*	\$499,450	\$405,000	- 18.9%	\$562,867	\$565,435	+ 0.5%
Percent of Original List Price Received*	100.0%	95.3%	- 4.7%	99.3%	96.7%	- 2.6%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	3.8	1.5	- 60.5%	--	--	--

* 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

