

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92084 - 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	49	42	- 14.3%	420	429	+ 2.1%
Pending Sales	27	17	- 37.0%	275	271	- 1.5%
Closed Sales	14	12	- 14.3%	270	278	+ 3.0%
Days on Market Until Sale	19	52	+ 173.7%	29	38	+ 31.0%
Median Sales Price*	\$1,040,000	\$907,000	- 12.8%	\$925,000	\$970,000	+ 4.9%
Average Sales Price*	\$1,031,946	\$1,026,583	- 0.5%	\$955,849	\$1,075,088	+ 12.5%
Percent of Original List Price Received*	96.9%	96.3%	- 0.6%	98.1%	96.3%	- 1.8%
Percent of List Price Received*	97.2%	98.0%	+ 0.8%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	67	65	- 3.0%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--

* 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.

Attached Single-Family

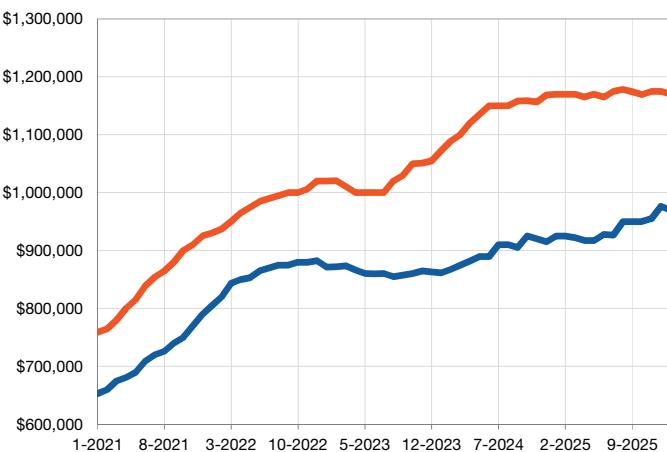
Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	6	5	- 16.7%	54	61	+ 13.0%
Pending Sales	6	2	- 66.7%	41	42	+ 2.4%
Closed Sales	3	2	- 33.3%	44	45	+ 2.3%
Days on Market Until Sale	20	126	+ 530.0%	39	45	+ 15.4%
Median Sales Price*	\$685,000	\$1,103,000	+ 61.0%	\$617,500	\$595,000	- 3.6%
Average Sales Price*	\$724,500	\$1,103,000	+ 52.2%	\$617,423	\$616,424	- 0.2%
Percent of Original List Price Received*	99.7%	92.6%	- 7.1%	98.8%	97.6%	- 1.2%
Percent of List Price Received*	99.7%	97.3%	- 2.4%	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation

North San Diego County —
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Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

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