

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92084 - Vista

North San Diego County

Detached Single-Family

Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	46	42	- 8.7%	446	427	- 4.3%
Pending Sales	24	25	+ 4.2%	276	273	- 1.1%
Closed Sales	26	16	- 38.5%	269	271	+ 0.7%
Days on Market Until Sale	24	26	+ 8.3%	28	39	+ 39.3%
Median Sales Price*	\$1,005,000	\$945,000	- 6.0%	\$922,500	\$959,000	+ 4.0%
Average Sales Price*	\$1,115,118	\$968,981	- 13.1%	\$974,458	\$1,061,408	+ 8.9%
Percent of Original List Price Received*	98.4%	99.2%	+ 0.8%	98.2%	96.0%	- 2.2%
Percent of List Price Received*	100.3%	99.9%	- 0.4%	99.8%	98.7%	- 1.1%
Inventory of Homes for Sale	83	70	- 15.7%	--	--	--
Months Supply of Inventory	3.6	3.1	- 13.9%	--	--	--

* 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.

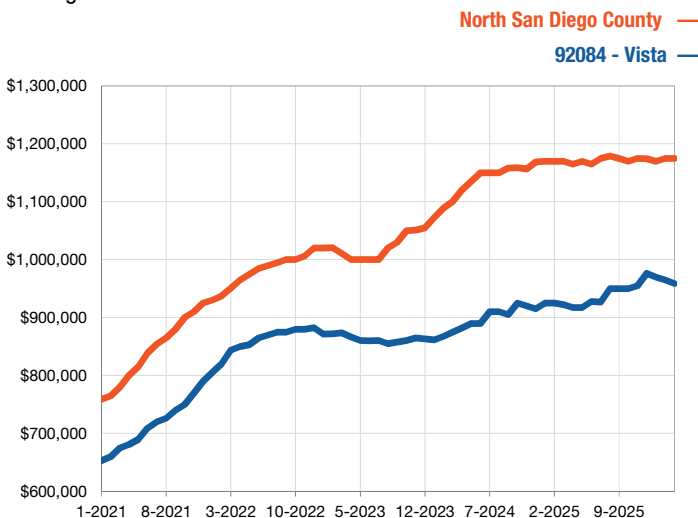
Attached Single-Family

Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	6	2	- 66.7%	54	62	+ 14.8%
Pending Sales	2	3	+ 50.0%	36	49	+ 36.1%
Closed Sales	2	7	+ 250.0%	37	49	+ 32.4%
Days on Market Until Sale	65	28	- 56.9%	42	43	+ 2.4%
Median Sales Price*	\$382,500	\$720,000	+ 88.2%	\$594,000	\$600,000	+ 1.0%
Average Sales Price*	\$382,500	\$714,857	+ 86.9%	\$594,630	\$639,767	+ 7.6%
Percent of Original List Price Received*	97.1%	101.1%	+ 4.1%	98.4%	98.0%	- 0.4%
Percent of List Price Received*	99.5%	101.4%	+ 1.9%	99.8%	99.9%	+ 0.1%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.3	1.5	- 54.5%	--	--	--

* 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

