

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

92084 - 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 | 41 | 26 | - 36.6% | 447 | 413 | - 7.6% |
| Pending Sales | 27 | 24 | - 11.1% | 285 | 275 | - 3.5% |
| Closed Sales | 23 | 30 | + 30.4% | 271 | 281 | + 3.7% |
| Days on Market Until Sale | 15 | 39 | + 160.0% | 29 | 40 | + 37.9% |
| Median Sales Price* | \$924,900 | \$957,500 | + 3.5% | \$917,500 | \$975,000 | + 6.3% |
| Average Sales Price* | \$1,097,496 | \$1,050,397 | - 4.3% | \$984,152 | \$1,055,510 | + 7.3% |
| Percent of Original List Price Received* | 98.6% | 98.1% | - 0.5% | 97.6% | 96.1% | - 1.5% |
| Percent of List Price Received* | 99.1% | 100.6% | + 1.5% | 99.4% | 98.8% | - 0.6% |
| Inventory of Homes for Sale | 100 | 70 | - 30.0% | -- | -- | -- |
| Months Supply of Inventory | 4.2 | 3.1 | - 26.2% | -- | -- | -- |

* 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.

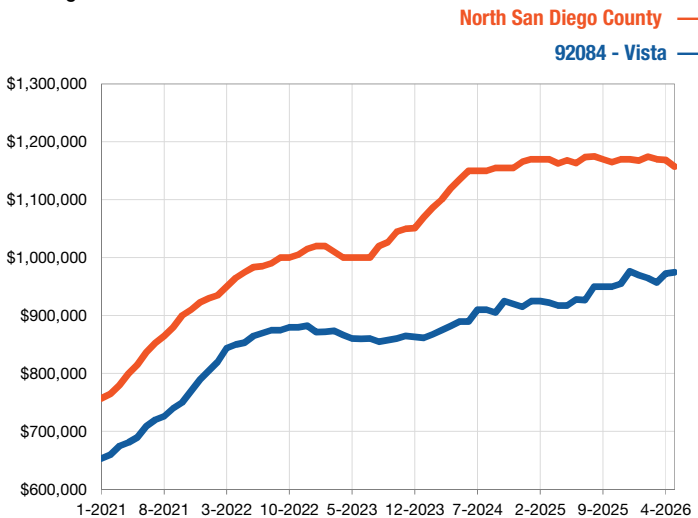
Attached Single-Family

| Key Metrics | May | | | Rolling 12 Months | | |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 5-2025 | Thru 5-2026 | Percent Change |
| New Listings | 5 | 6 | + 20.0% | 55 | 63 | + 14.5% |
| Pending Sales | 4 | 4 | 0.0% | 36 | 50 | + 38.9% |
| Closed Sales | 4 | 3 | - 25.0% | 36 | 49 | + 36.1% |
| Days on Market Until Sale | 30 | 30 | 0.0% | 43 | 43 | 0.0% |
| Median Sales Price* | \$713,000 | \$640,000 | - 10.2% | \$595,000 | \$600,000 | + 0.8% |
| Average Sales Price* | \$715,250 | \$645,000 | - 9.8% | \$586,708 | \$646,451 | + 10.2% |
| Percent of Original List Price Received* | 100.4% | 102.2% | + 1.8% | 98.2% | 98.3% | + 0.1% |
| Percent of List Price Received* | 101.4% | 103.1% | + 1.7% | 99.8% | 100.0% | + 0.2% |
| Inventory of Homes for Sale | 11 | 5 | - 54.5% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 1.2 | - 67.6% | -- | -- | -- |

* 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

