

# Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92084 - Vista

North San Diego County

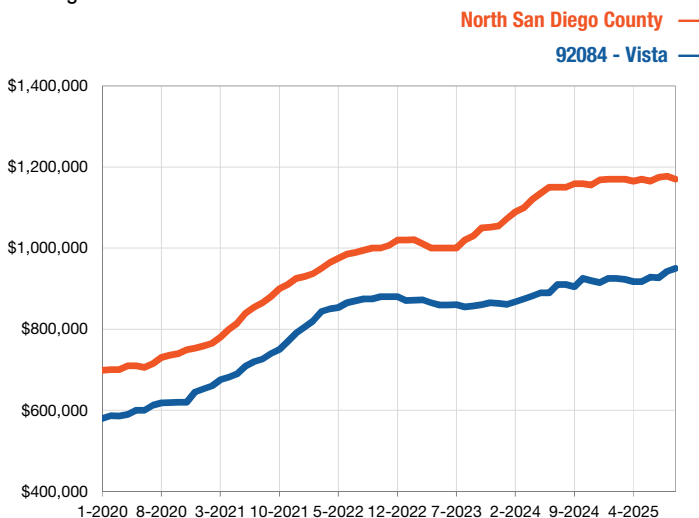
Detached Single-Family	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	40	36	- 10.0%	395	436	+ 10.4%
Pending Sales	22	15	- 31.8%	278	275	- 1.1%
Closed Sales	25	24	- 4.0%	280	279	- 0.4%
Days on Market Until Sale	31	52	+ 67.7%	30	36	+ 20.0%
Median Sales Price*	\$900,000	\$902,500	+ 0.3%	\$905,000	\$950,000	+ 5.0%
Average Sales Price*	\$974,360	\$926,733	- 4.9%	\$967,555	\$1,043,641	+ 7.9%
Percent of Original List Price Received*	97.2%	93.2%	- 4.1%	97.4%	96.7%	- 0.7%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	82	69	- 15.9%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--

\* 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	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	6	9	+ 50.0%	57	66	+ 15.8%
Pending Sales	2	6	+ 200.0%	40	42	+ 5.0%
Closed Sales	2	7	+ 250.0%	44	38	- 13.6%
Days on Market Until Sale	41	27	- 34.1%	31	38	+ 22.6%
Median Sales Price*	\$762,500	\$560,000	- 26.6%	\$620,000	\$584,500	- 5.7%
Average Sales Price*	\$762,500	\$532,443	- 30.2%	\$631,787	\$571,503	- 9.5%
Percent of Original List Price Received*	99.4%	99.3%	- 0.1%	99.5%	98.2%	- 1.3%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	4.5	4.9	+ 8.9%	--	--	--

\* 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.

Median Sales Price – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

