Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92081 - Vista

North San Diego County

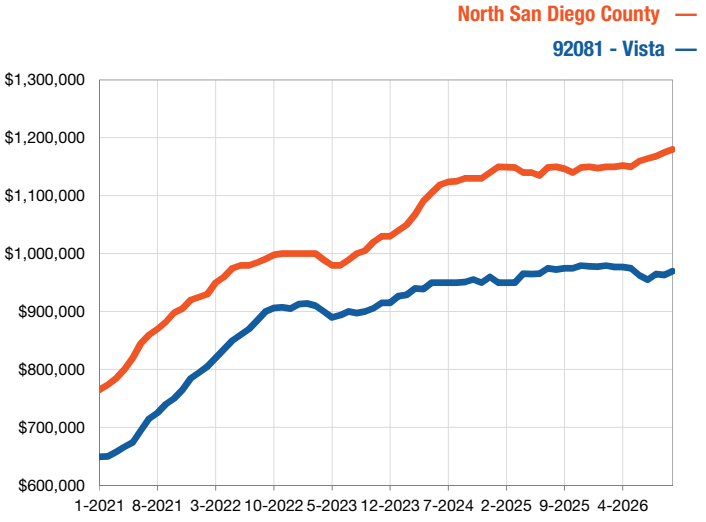
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	21	**19**	- 9.5%	292	**250**	- 14.4%
Pending Sales	24	**16**	- 33.3%	208	**191**	- 8.2%
Closed Sales	19	**16**	- 15.8%	205	**197**	- 3.9%
Days on Market Until Sale	26	**20**	- 23.1%	24	**27**	+ 12.5%
Median Sales Price*	$930,000	**$987,500**	+ 6.2%	$975,000	**$970,000**	- 0.5%
Average Sales Price*	$893,281	**$950,804**	+ 6.4%	$1,018,786	**$988,240**	- 3.0%
Percent of Original List Price Received*	95.2%	**99.3%**	+ 4.3%	98.3%	**98.0%**	- 0.3%
Percent of List Price Received*	97.0%	**99.7%**	+ 2.8%	99.4%	**99.4%**	0.0%
Inventory of Homes for Sale	39	**29**	- 25.6%	--	--	--
Months Supply of Inventory	2.3	**1.8**	- 21.7%	--	--	--

* 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.

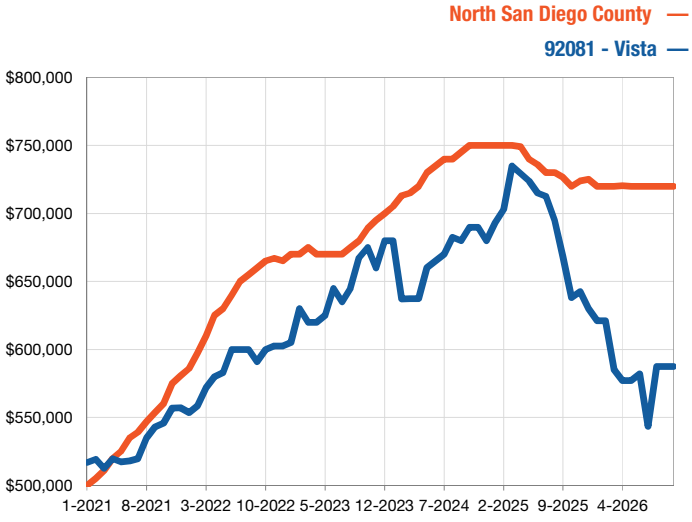
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	4	**5**	+ 25.0%	78	**77**	- 1.3%
Pending Sales	3	**3**	0.0%	51	**41**	- 19.6%
Closed Sales	3	**5**	+ 66.7%	56	**40**	- 28.6%
Days on Market Until Sale	37	**47**	+ 27.0%	31	**37**	+ 19.4%
Median Sales Price*	$675,000	**$665,000**	- 1.5%	$638,000	**$587,500**	- 7.9%
Average Sales Price*	$662,000	**$626,300**	- 5.4%	$658,491	**$599,183**	- 9.0%
Percent of Original List Price Received*	100.1%	**95.0%**	- 5.1%	98.6%	**96.0%**	- 2.6%
Percent of List Price Received*	100.1%	**97.9%**	- 2.2%	99.6%	**98.4%**	- 1.2%
Inventory of Homes for Sale	7	**9**	+ 28.6%	--	--	--
Months Supply of Inventory	1.6	**2.6**	+ 62.5%	--	--	--

* 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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.