

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92084 - Vista

North San Diego County

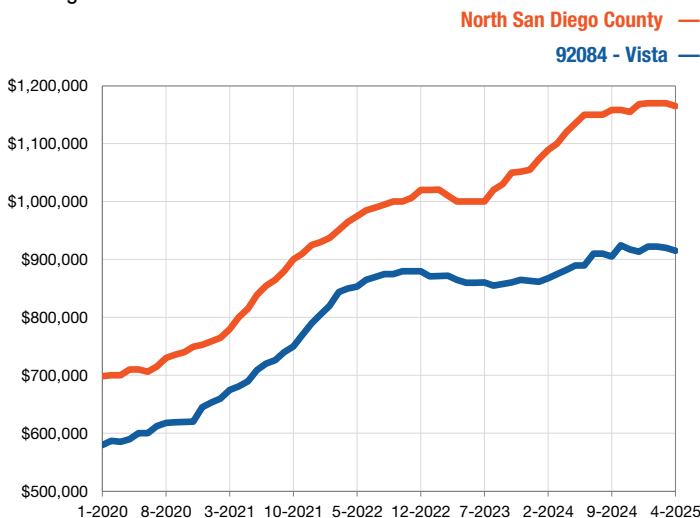
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	46	34	- 26.1%	385	425	+ 10.4%
Pending Sales	22	21	- 4.5%	280	274	- 2.1%
Closed Sales	22	25	+ 13.6%	278	271	- 2.5%
Days on Market Until Sale	19	38	+ 100.0%	29	29	0.0%
Median Sales Price*	\$913,000	\$900,000	- 1.4%	\$882,000	\$915,000	+ 3.7%
Average Sales Price*	\$1,074,156	\$1,053,514	- 1.9%	\$982,902	\$972,079	- 1.1%
Percent of Original List Price Received*	101.3%	96.5%	- 4.7%	98.1%	97.8%	- 0.3%
Percent of List Price Received*	101.9%	99.9%	- 2.0%	99.8%	99.7%	- 0.1%
Inventory of Homes for Sale	56	71	+ 26.8%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	3	3	0.0%	53	52	- 1.9%
Pending Sales	4	2	- 50.0%	45	34	- 24.4%
Closed Sales	3	3	0.0%	43	37	- 14.0%
Days on Market Until Sale	17	23	+ 35.3%	18	43	+ 138.9%
Median Sales Price*	\$573,300	\$595,000	+ 3.8%	\$580,000	\$595,000	+ 2.6%
Average Sales Price*	\$613,767	\$558,500	- 9.0%	\$644,724	\$590,149	- 8.5%
Percent of Original List Price Received*	99.5%	96.8%	- 2.7%	101.1%	98.2%	- 2.9%
Percent of List Price Received*	99.5%	99.5%	0.0%	101.2%	99.8%	- 1.4%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--

* 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.

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



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

