

Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92084 - Vista

North San Diego County

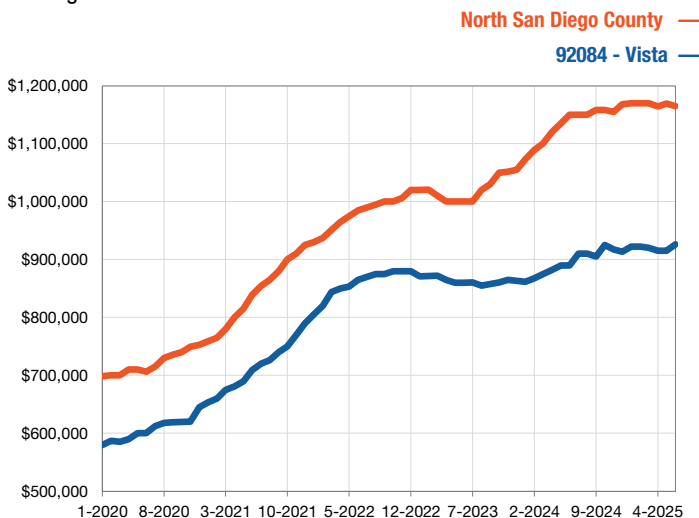
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	45	30	- 33.3%	393	427	+ 8.7%
Pending Sales	24	21	- 12.5%	272	282	+ 3.7%
Closed Sales	16	27	+ 68.8%	280	281	+ 0.4%
Days on Market Until Sale	29	36	+ 24.1%	29	30	+ 3.4%
Median Sales Price*	\$933,000	\$1,070,000	+ 14.7%	\$890,000	\$926,500	+ 4.1%
Average Sales Price*	\$997,188	\$1,162,848	+ 16.6%	\$988,873	\$999,153	+ 1.0%
Percent of Original List Price Received*	99.5%	96.3%	- 3.2%	98.2%	97.3%	- 0.9%
Percent of List Price Received*	101.0%	98.9%	- 2.1%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	81	84	+ 3.7%	--	--	--
Months Supply of Inventory	3.6	3.6	0.0%	--	--	--

* 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.

Attached Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	7	6	- 14.3%	56	55	- 1.8%
Pending Sales	3	2	- 33.3%	44	35	- 20.5%
Closed Sales	3	4	+ 33.3%	45	37	- 17.8%
Days on Market Until Sale	109	32	- 70.6%	26	37	+ 42.3%
Median Sales Price*	\$500,000	\$557,250	+ 11.5%	\$590,000	\$595,000	+ 0.8%
Average Sales Price*	\$466,667	\$566,125	+ 21.3%	\$641,525	\$594,216	- 7.4%
Percent of Original List Price Received*	91.6%	99.2%	+ 8.3%	100.1%	98.8%	- 1.3%
Percent of List Price Received*	97.1%	101.2%	+ 4.2%	100.9%	100.2%	- 0.7%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	2.7	4.5	+ 66.7%	--	--	--

* 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.

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



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

