Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92084 - Vista

North San Diego County

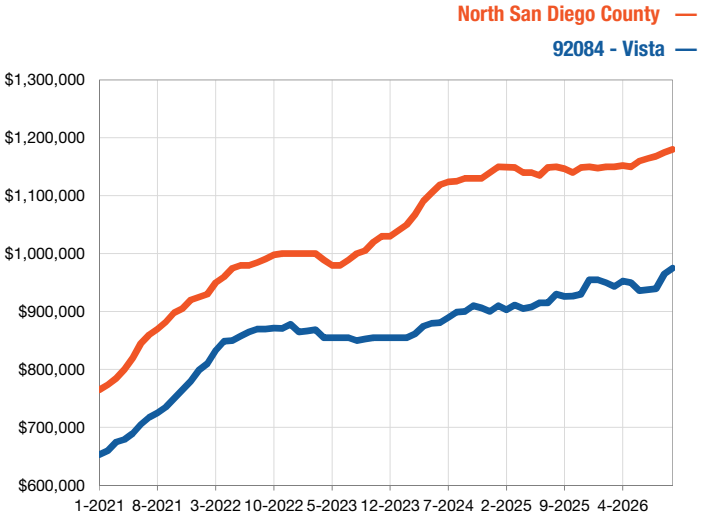
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	41	**21**	- 48.8%	472	**406**	- 14.0%
Pending Sales	22	**20**	- 9.1%	284	**301**	+ 6.0%
Closed Sales	22	**28**	+ 27.3%	292	**294**	+ 0.7%
Days on Market Until Sale	31	**39**	+ 25.8%	38	**36**	- 5.3%
Median Sales Price*	$862,500	**$996,500**	+ 15.5%	$926,700	**$975,000**	+ 5.2%
Average Sales Price*	$901,260	**$1,077,635**	+ 19.6%	$1,019,828	**$1,033,514**	+ 1.3%
Percent of Original List Price Received*	96.2%	**97.2%**	+ 1.0%	96.5%	**97.1%**	+ 0.6%
Percent of List Price Received*	97.7%	**98.9%**	+ 1.2%	99.0%	**99.1%**	+ 0.1%
Inventory of Homes for Sale	96	**62**	- 35.4%	--	--	--
Months Supply of Inventory	4.1	**2.5**	- 39.0%	--	--	--

* 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.

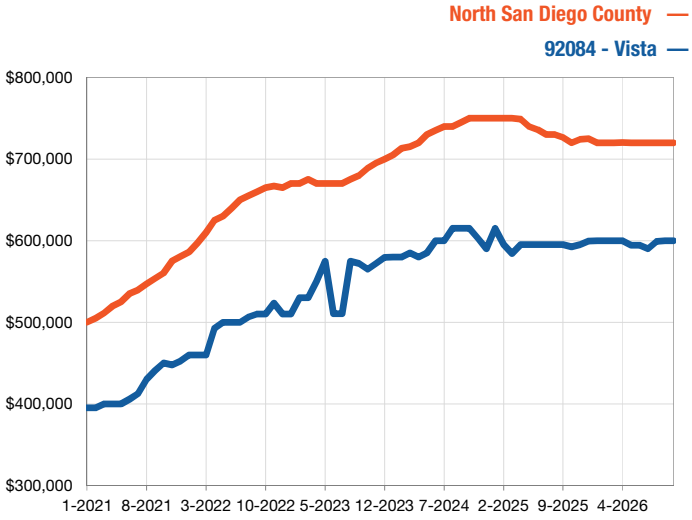
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	2	**0**	- 100.0%	50	**40**	- 20.0%
Pending Sales	4	**0**	- 100.0%	31	**27**	- 12.9%
Closed Sales	5	**4**	- 20.0%	30	**30**	0.0%
Days on Market Until Sale	40	**33**	- 17.5%	33	**48**	+ 45.5%
Median Sales Price*	$590,000	**$520,000**	- 11.9%	$592,500	**$600,000**	+ 1.3%
Average Sales Price*	$594,000	**$541,250**	- 8.9%	$585,200	**$646,250**	+ 10.4%
Percent of Original List Price Received*	94.9%	**94.2%**	- 0.7%	98.4%	**97.8%**	- 0.6%
Percent of List Price Received*	97.1%	**96.5%**	- 0.6%	99.8%	**100.2%**	+ 0.4%
Inventory of Homes for Sale	8	**9**	+ 12.5%	--	--	--
Months Supply of Inventory	2.8	**3.7**	+ 32.1%	--	--	--

* 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.