

Local Market Update for November 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92084

Vista East

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		15	15	0.0%	322	389	+ 20.8%
Pending Sales		15	20	+ 33.3%	234	247	+ 5.6%
Closed Sales		17	10	- 41.2%	234	231	- 1.3%
Median Sales Price*		\$837,750	\$1,077,568	+ 28.6%	\$933,000	\$980,000	+ 5.0%
Percent of Original List Price Received*		95.4%	96.1%	+ 0.7%	98.6%	96.6%	- 2.0%
Days on Market Until Sale		54	45	- 16.7%	36	47	+ 30.6%
Inventory of Homes for Sale		54	50	- 7.4%	--	--	--
Months Supply of Inventory		2.5	2.3	- 8.0%	--	--	--

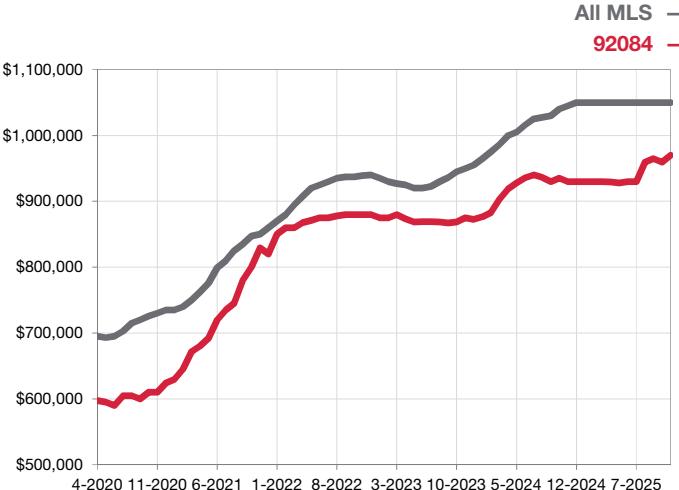
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		3	0	- 100.0%	49	62	+ 26.5%
Pending Sales		5	2	- 60.0%	39	42	+ 7.7%
Closed Sales		2	4	+ 100.0%	38	42	+ 10.5%
Median Sales Price*		\$461,250	\$545,000	+ 18.2%	\$620,000	\$594,500	- 4.1%
Percent of Original List Price Received*		97.4%	98.0%	+ 0.6%	99.9%	98.4%	- 1.5%
Days on Market Until Sale		39	76	+ 94.9%	40	51	+ 27.5%
Inventory of Homes for Sale		8	10	+ 25.0%	--	--	--
Months Supply of Inventory		2.2	2.8	+ 27.3%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

