

Local Market Update for November 2025

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

92081

Vista South

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		9	9	0.0%	209	246	+ 17.7%
Pending Sales		12	9	- 25.0%	181	171	- 5.5%
Closed Sales		13	16	+ 23.1%	174	168	- 3.4%
Median Sales Price*		\$895,000	\$1,010,000	+ 12.8%	\$977,500	\$1,000,000	+ 2.3%
Percent of Original List Price Received*		100.0%	94.9%	- 5.1%	99.4%	97.9%	- 1.5%
Days on Market Until Sale		24	58	+ 141.7%	25	39	+ 56.0%
Inventory of Homes for Sale		18	22	+ 22.2%	--	--	--
Months Supply of Inventory		1.1	1.5	+ 36.4%	--	--	--

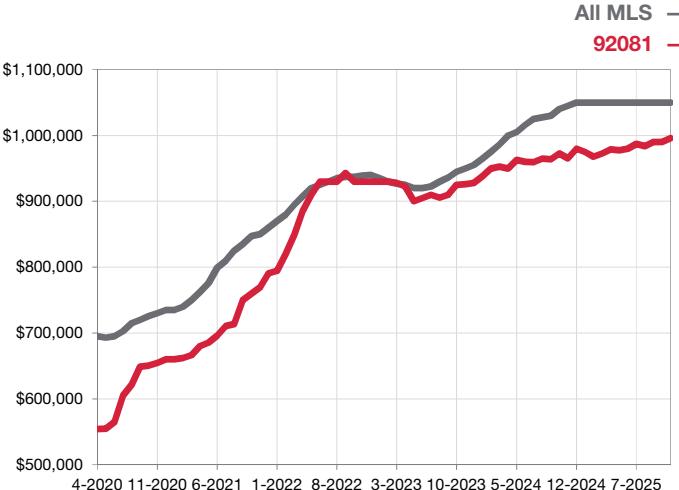
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		9	5	- 44.4%	105	83	- 21.0%
Pending Sales		7	1	- 85.7%	85	52	- 38.8%
Closed Sales		2	2	0.0%	87	60	- 31.0%
Median Sales Price*		\$617,000	\$822,500	+ 33.3%	\$714,990	\$705,000	- 1.4%
Percent of Original List Price Received*		98.6%	96.1%	- 2.5%	100.8%	98.3%	- 2.5%
Days on Market Until Sale		33	86	+ 160.6%	44	41	- 6.8%
Inventory of Homes for Sale		11	10	- 9.1%	--	--	--
Months Supply of Inventory		1.4	2.2	+ 57.1%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

