

# Local Market Update for December 2025

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

## 92081

Vista South

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	3	0.0%	219	223	+ 1.8%
Pending Sales		6	10	+ 66.7%	187	181	- 3.2%
Closed Sales		12	13	+ 8.3%	186	181	- 2.7%
Median Sales Price*		\$990,000	\$930,000	- 6.1%	\$980,000	\$995,495	+ 1.6%
Percent of Original List Price Received*		98.6%	96.9%	- 1.7%	99.4%	97.8%	- 1.6%
Days on Market Until Sale		40	37	- 7.5%	26	39	+ 50.0%
Inventory of Homes for Sale		17	3	- 82.4%	--	--	--
Months Supply of Inventory		1.1	0.2	- 81.8%	--	--	--

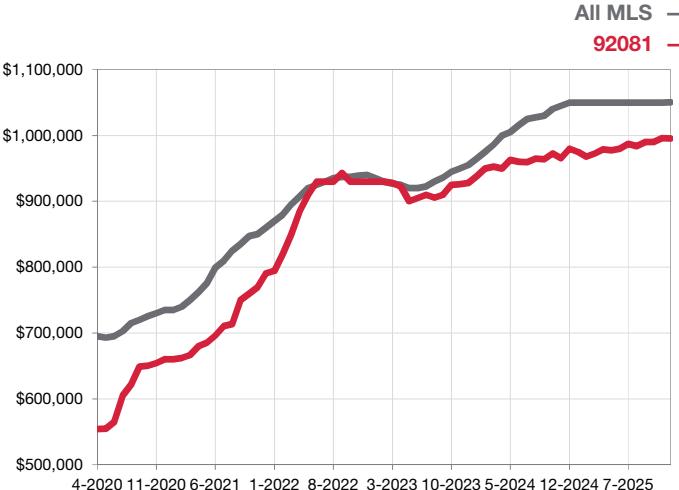
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		4	4	0.0%	109	82	- 24.8%
Pending Sales		3	1	- 66.7%	88	54	- 38.6%
Closed Sales		6	3	- 50.0%	93	63	- 32.3%
Median Sales Price*		\$696,250	\$500,100	- 28.2%	\$714,990	\$695,000	- 2.8%
Percent of Original List Price Received*		99.1%	91.8%	- 7.4%	100.7%	98.0%	- 2.7%
Days on Market Until Sale		12	50	+ 316.7%	42	41	- 2.4%
Inventory of Homes for Sale		10	7	- 30.0%	--	--	--
Months Supply of Inventory		1.4	1.6	+ 14.3%	--	--	--

\* 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

