

Local Market Update for November 2025

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

92083

Vista West

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		6	6	0.0%	147	128	- 12.9%
Pending Sales		6	10	+ 66.7%	117	90	- 23.1%
Closed Sales		7	9	+ 28.6%	115	89	- 22.6%
Median Sales Price*		\$799,000	\$743,500	- 6.9%	\$878,157	\$840,000	- 4.3%
Percent of Original List Price Received*		102.0%	97.0%	- 4.9%	99.8%	98.3%	- 1.5%
Days on Market Until Sale		32	26	- 18.8%	33	35	+ 6.1%
Inventory of Homes for Sale		23	20	- 13.0%	--	--	--
Months Supply of Inventory		2.2	2.4	+ 9.1%	--	--	--

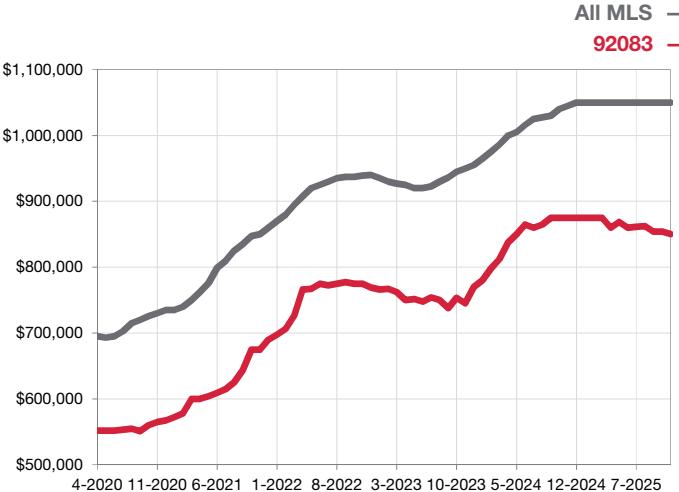
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		7	1	- 85.7%	59	61	+ 3.4%
Pending Sales		2	2	0.0%	49	37	- 24.5%
Closed Sales		2	1	- 50.0%	51	36	- 29.4%
Median Sales Price*		\$499,450	\$405,000	- 18.9%	\$575,000	\$550,000	- 4.3%
Percent of Original List Price Received*		100.0%	95.3%	- 4.7%	99.5%	96.1%	- 3.4%
Days on Market Until Sale		17	80	+ 370.6%	28	62	+ 121.4%
Inventory of Homes for Sale		15	5	- 66.7%	--	--	--
Months Supply of Inventory		3.3	1.5	- 54.5%	--	--	--

* 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

