

Local Market Update for December 2025

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

92083

Vista West

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		9	5	- 44.4%	156	134	- 14.1%
Pending Sales		12	4	- 66.7%	129	96	- 25.6%
Closed Sales		8	13	+ 62.5%	123	102	- 17.1%
Median Sales Price*		\$856,245	\$805,000	- 6.0%	\$875,000	\$836,000	- 4.5%
Percent of Original List Price Received*		95.9%	96.9%	+ 1.0%	99.6%	98.2%	- 1.4%
Days on Market Until Sale		31	42	+ 35.5%	33	36	+ 9.1%
Inventory of Homes for Sale		12	15	+ 25.0%	--	--	--
Months Supply of Inventory		1.1	1.9	+ 72.7%	--	--	--

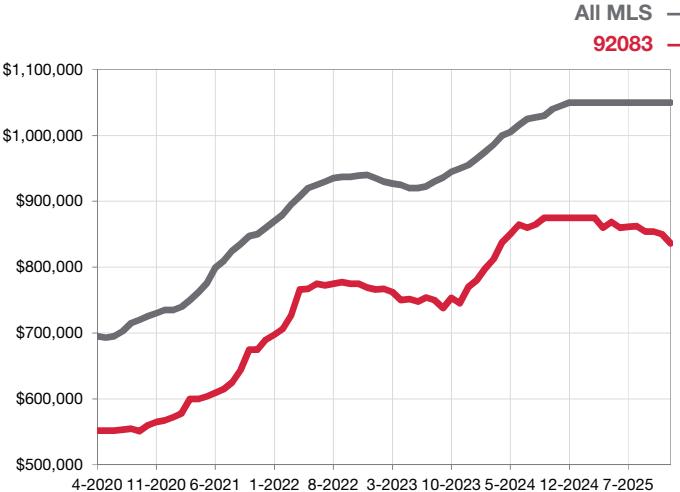
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		1	2	+ 100.0%	60	63	+ 5.0%
Pending Sales		4	1	- 75.0%	53	38	- 28.3%
Closed Sales		5	3	- 40.0%	56	39	- 30.4%
Median Sales Price*		\$535,000	\$575,000	+ 7.5%	\$570,000	\$551,500	- 3.2%
Percent of Original List Price Received*		99.8%	101.0%	+ 1.2%	99.5%	96.5%	- 3.0%
Days on Market Until Sale		18	39	+ 116.7%	27	61	+ 125.9%
Inventory of Homes for Sale		9	4	- 55.6%	--	--	--
Months Supply of Inventory		2.0	1.3	- 35.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

