

Vista 92081

ZIP code · CA · California > San Diego County > Vista

BUYER'S MARKET

\$820K

MEDIAN SALE PRICE

-13.1%

1-YR CHANGE

257

SALES (12 MO)

\$883K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



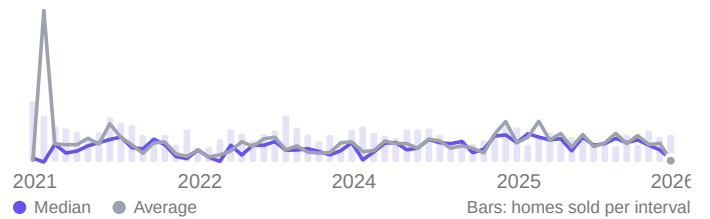
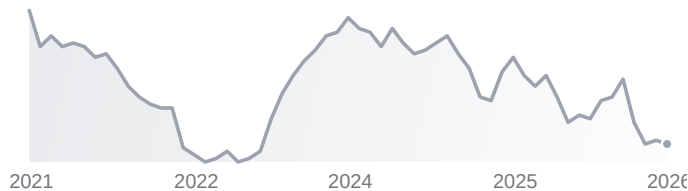
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$750K · Average \$737K

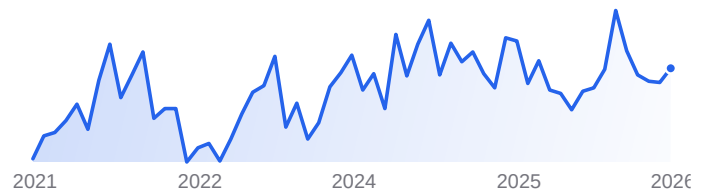
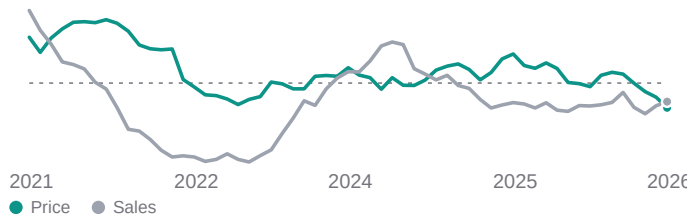


Growth (year over year)

Price -13.1% · Sales -9.8%

Price per square foot

\$514/ft²

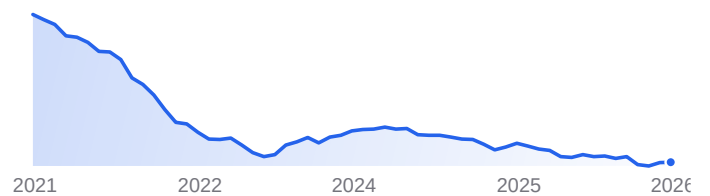
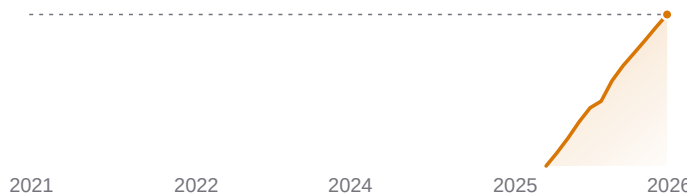


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

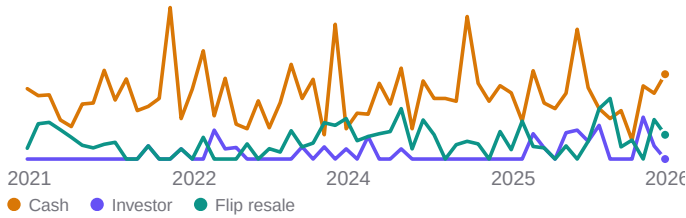
3.2%



BUYERS & OUTCOMES

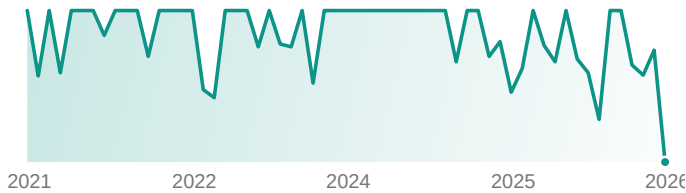
Buyer mix

Cash 28% · Investor 0% · Flip resale 8.0%



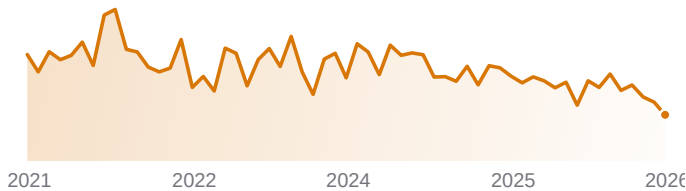
Sellers who sold at a gain

83%

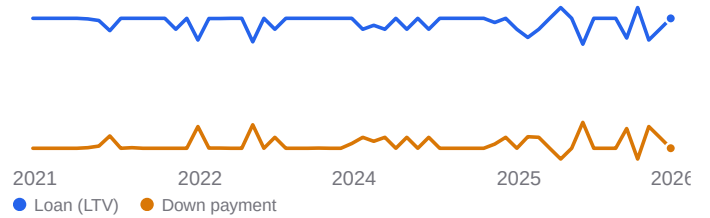


Median annualized return at resale

+3.4%

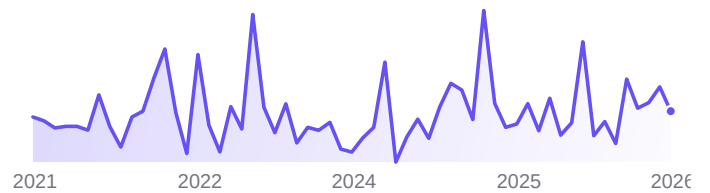


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



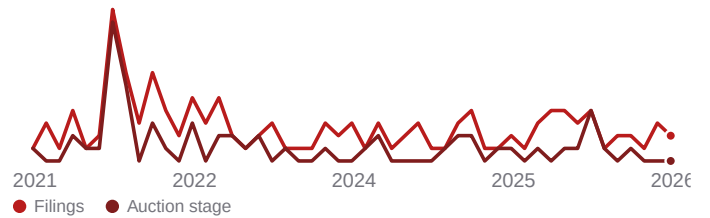
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	7,934
Median value (AVM)	\$883K
Median size	1,726 ft²
Median bedrooms	3
Median year built	1989
Single family	75%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	74%
Company owned	48%
Median loan-to-value	39%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	27,824
Density	3,099 / mi²
Median household income	\$92K
Average household income	\$119K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	206
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	8.7%
Unemployment	1.3%
Average temp	62°F
Annual precip	15 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.