

Vista 92084

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

BALANCED MARKET

\$920K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

380

SALES (12 MO)

\$818K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



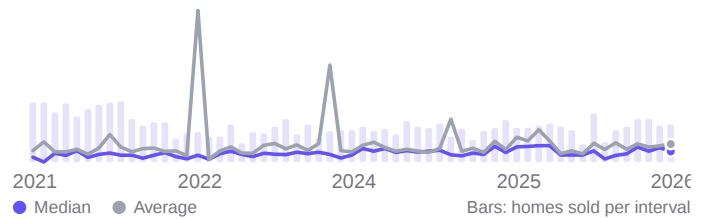
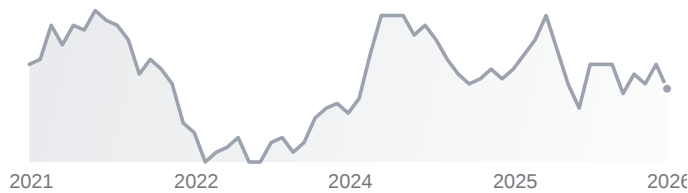
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$895K · Average \$1M

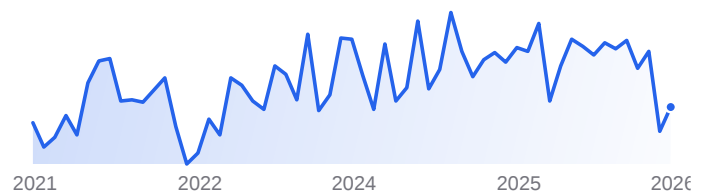
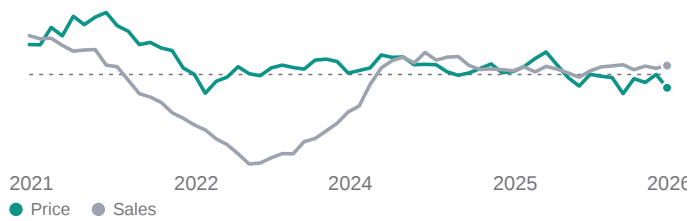


Growth (year over year)

Price -6.9% · Sales +4.7%

Price per square foot

\$449/ft²

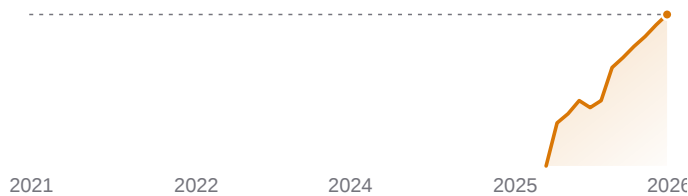


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

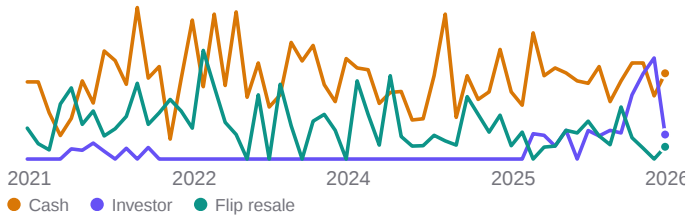
3.1%



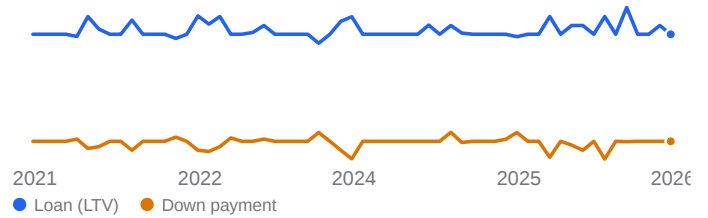
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 5.9% · Flip resale 2.9%

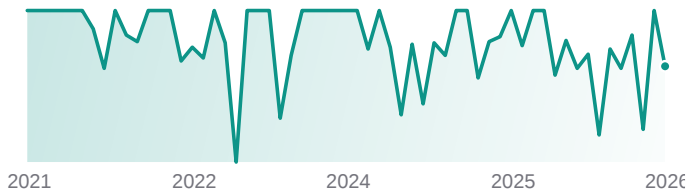


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain

93%



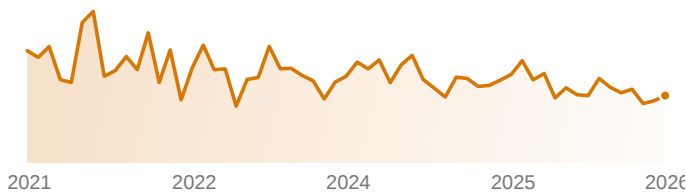
Typical hold before selling

13.8 yrs



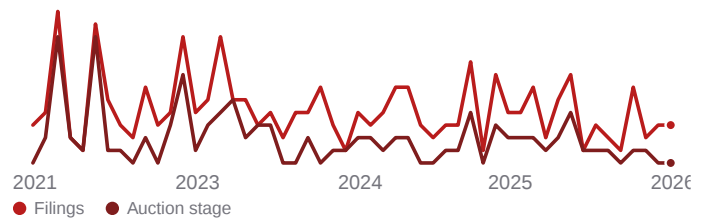
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	12,164
Median value (AVM)	\$818K
Median size	1,776 ft²
Median bedrooms	3
Median year built	1976
Single family	79%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	47%
Median loan-to-value	42%

Typical ownership tenure

18.5 yrs

COMMUNITY

Population	51,313
Density	2,016 / mi²
Median household income	\$94K
Average household income	\$121K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	197
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	8.8%
Unemployment	1.4%
Average temp	62°F
Annual precip	16 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.