

Local Market Update for June 2026

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

92081

Vista South

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	27	22	- 18.5%	154	123	- 20.1%
Pending Sales	12	15	+ 25.0%	93	89	- 4.3%
Closed Sales	12	15	+ 25.0%	86	84	- 2.3%
Median Sales Price*	\$1,080,000	\$1,000,000	- 7.4%	\$990,000	\$961,944	- 2.8%
Percent of Original List Price Received*	97.1%	100.4%	+ 3.4%	98.5%	99.2%	+ 0.7%
Days on Market Until Sale	37	20	- 45.9%	32	29	- 9.4%
Inventory of Homes for Sale	49	33	- 32.7%	—	—	—
Months Supply of Inventory	3.1	2.2	- 29.0%	—	—	—

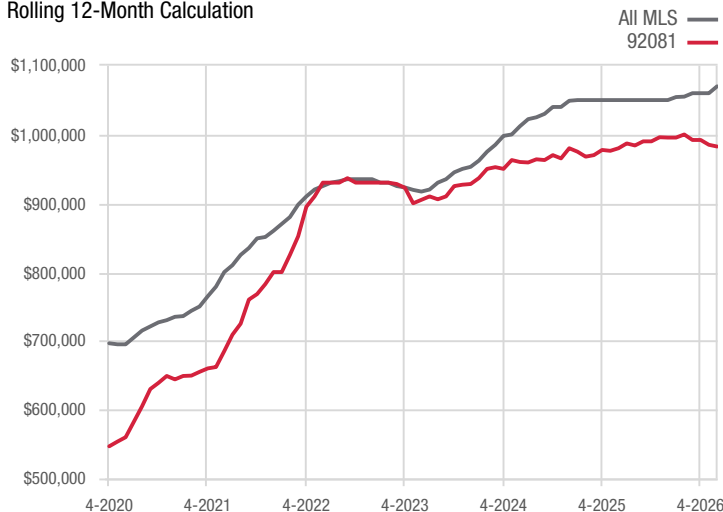
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	7	10	+ 42.9%	56	48	- 14.3%
Pending Sales	2	5	+ 150.0%	34	30	- 11.8%
Closed Sales	4	4	0.0%	43	24	- 44.2%
Median Sales Price*	\$512,500	\$801,200	+ 56.3%	\$748,520	\$637,000	- 14.9%
Percent of Original List Price Received*	96.4%	93.2%	- 3.3%	98.8%	96.4%	- 2.4%
Days on Market Until Sale	35	74	+ 111.4%	36	40	+ 11.1%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

