

Local Market Update for March 2026

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

92083

Vista West

| Detached | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 13 | 12 | - 7.7% | 31 | 35 | + 12.9% |
| Pending Sales | 7 | 5 | - 28.6% | 23 | 18 | - 21.7% |
| Closed Sales | 10 | 8 | - 20.0% | 26 | 18 | - 30.8% |
| Median Sales Price* | \$840,000 | \$861,500 | + 2.6% | \$822,500 | \$821,500 | - 0.1% |
| Percent of Original List Price Received* | 101.3% | 96.9% | - 4.3% | 97.4% | 97.5% | + 0.1% |
| Days on Market Until Sale | 18 | 84 | + 366.7% | 45 | 65 | + 44.4% |
| Inventory of Homes for Sale | 13 | 20 | + 53.8% | — | — | — |
| Months Supply of Inventory | 1.4 | 2.6 | + 85.7% | — | — | — |

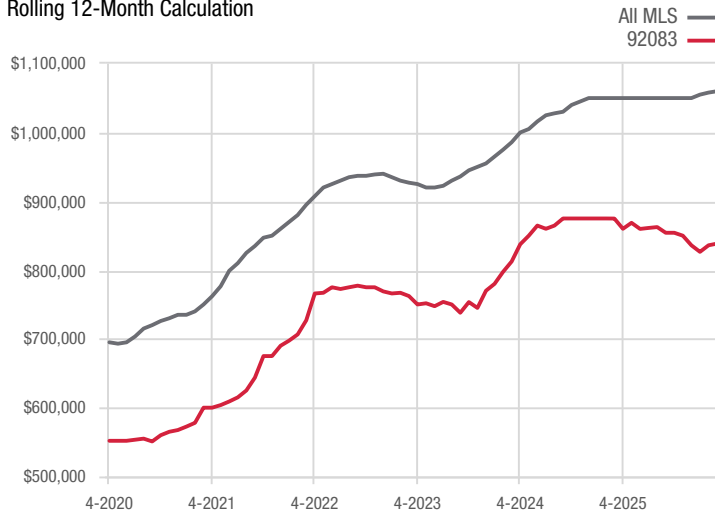
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 4 | 8 | + 100.0% | 14 | 13 | - 7.1% |
| Pending Sales | 2 | 5 | + 150.0% | 6 | 8 | + 33.3% |
| Closed Sales | 3 | 1 | - 66.7% | 6 | 3 | - 50.0% |
| Median Sales Price* | \$550,000 | \$375,000 | - 31.8% | \$572,500 | \$485,000 | - 15.3% |
| Percent of Original List Price Received* | 94.4% | 100.0% | + 5.9% | 96.4% | 99.4% | + 3.1% |
| Days on Market Until Sale | 78 | 14 | - 82.1% | 66 | 39 | - 40.9% |
| Inventory of Homes for Sale | 12 | 8 | - 33.3% | — | — | — |
| Months Supply of Inventory | 3.3 | 2.3 | - 30.3% | — | — | — |

* 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

