

# Local Market Update for May 2026

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

## 92084

Vista East

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	38	25	- 34.2%	196	171	- 12.8%
Pending Sales	27	22	- 18.5%	118	111	- 5.9%
Closed Sales	21	28	+ 33.3%	102	104	+ 2.0%
Median Sales Price*	\$980,000	<b>\$982,500</b>	+ 0.3%	\$969,500	<b>\$957,000</b>	- 1.3%
Percent of Original List Price Received*	99.8%	<b>98.6%</b>	- 1.2%	98.1%	<b>97.6%</b>	- 0.5%
Days on Market Until Sale	23	38	+ 65.2%	35	43	+ 22.9%
Inventory of Homes for Sale	85	61	- 28.2%	—	—	—
Months Supply of Inventory	3.8	2.8	- 26.3%	—	—	—

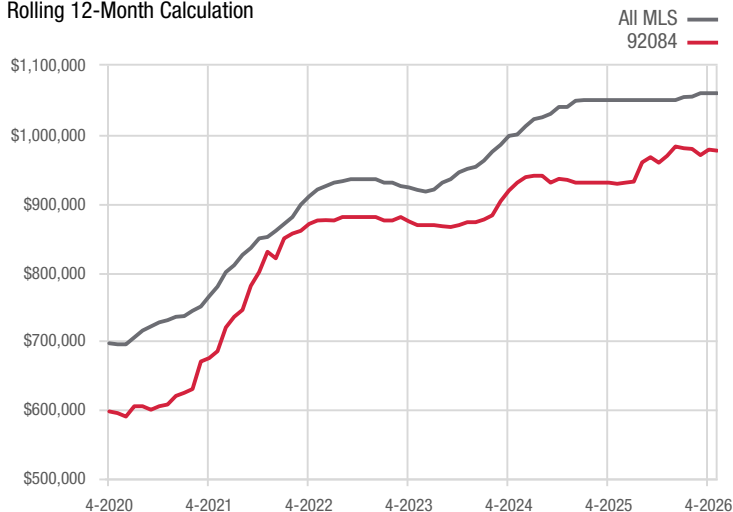
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	5	5	0.0%	26	26	0.0%
Pending Sales	4	3	- 25.0%	17	19	+ 11.8%
Closed Sales	4	3	- 25.0%	16	17	+ 6.3%
Median Sales Price*	\$713,000	<b>\$640,000</b>	- 10.2%	\$623,750	<b>\$640,000</b>	+ 2.6%
Percent of Original List Price Received*	100.4%	<b>102.2%</b>	+ 1.8%	99.8%	<b>100.2%</b>	+ 0.4%
Days on Market Until Sale	32	36	+ 12.5%	27	37	+ 37.0%
Inventory of Homes for Sale	11	6	- 45.5%	—	—	—
Months Supply of Inventory	3.8	1.5	- 60.5%	—	—	—

\* 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

