Local Market Update for February 2026

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

92081

Vista South

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	24	**19**	- 20.8%	38	**43**	+ 13.2%
Pending Sales	16	**16**	0.0%	25	**32**	+ 28.0%
Closed Sales	9	**11**	+ 22.2%	20	**24**	+ 20.0%
Median Sales Price*	$869,000	**$1,020,000**	+ 17.4%	$884,500	**$947,500**	+ 7.1%
Percent of Original List Price Received*	96.3%	**100.9%**	+ 4.8%	97.5%	**99.6%**	+ 2.2%
Days on Market Until Sale	26	**23**	- 11.5%	36	**28**	- 22.2%
Inventory of Homes for Sale	24	**21**	- 12.5%	—	—	—
Months Supply of Inventory	1.6	**1.3**	- 18.8%	—	—	—

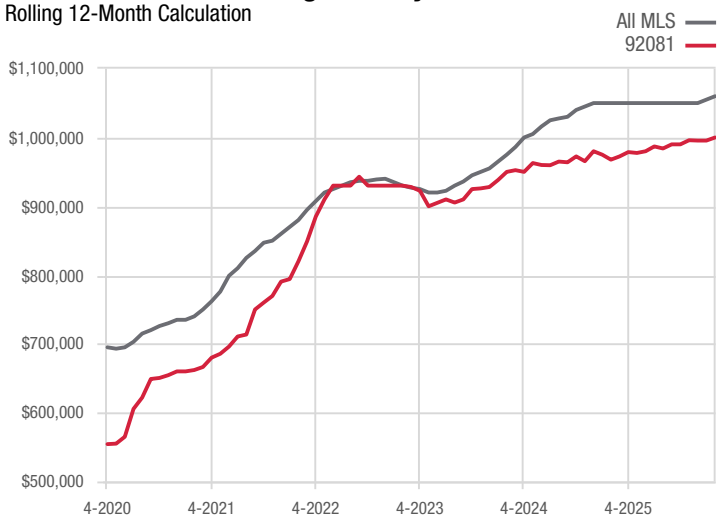
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	7	**9**	+ 28.6%	18	**17**	- 5.6%
Pending Sales	4	**4**	0.0%	12	**6**	- 50.0%
Closed Sales	6	**2**	- 66.7%	15	**3**	- 80.0%
Median Sales Price*	$549,450	**$577,500**	+ 5.1%	$668,195	**$620,000**	- 7.2%
Percent of Original List Price Received*	98.6%	**96.3%**	- 2.3%	100.2%	**97.6%**	- 2.6%
Days on Market Until Sale	17	**22**	+ 29.4%	27	**17**	- 37.0%
Inventory of Homes for Sale	12	**18**	+ 50.0%	—	—	—
Months Supply of Inventory	1.6	**4.5**	+ 181.3%	—	—	—

* 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.

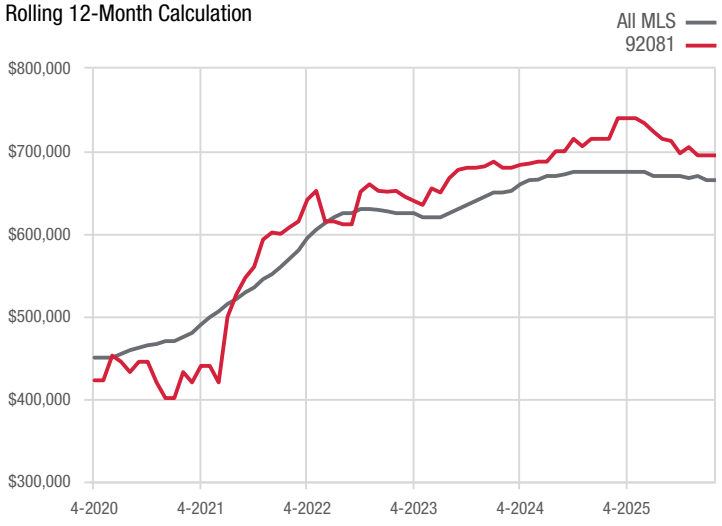
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.