Local Market Update for February 2026

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

92083

Vista West

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	7	**9**	+ 28.6%	18	**22**	+ 22.2%
Pending Sales	11	**6**	- 45.5%	16	**12**	- 25.0%
Closed Sales	3	**5**	+ 66.7%	16	**10**	- 37.5%
Median Sales Price*	$810,000	**$975,000**	+ 20.4%	$822,500	**$777,500**	- 5.5%
Percent of Original List Price Received*	100.1%	**98.7%**	- 1.4%	95.0%	**98.0%**	+ 3.2%
Days on Market Until Sale	133	**46**	- 65.4%	63	**49**	- 22.2%
Inventory of Homes for Sale	9	**19**	+ 111.1%	—	—	—
Months Supply of Inventory	0.9	**2.5**	+ 177.8%	—	—	—

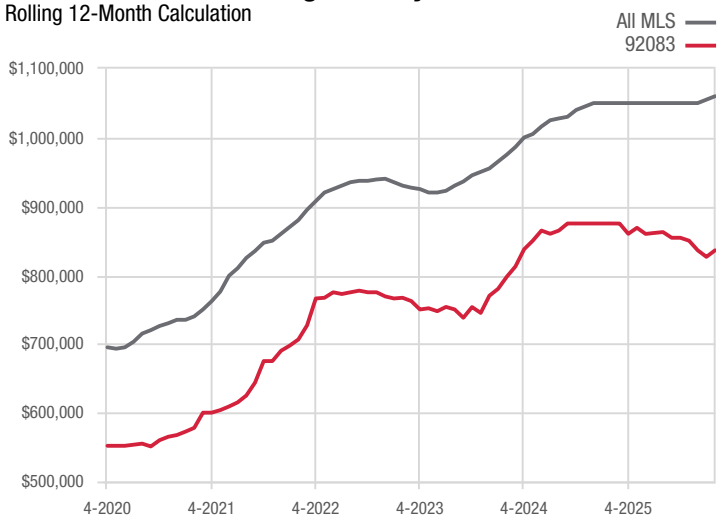
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	5	**2**	- 60.0%	10	**5**	- 50.0%
Pending Sales	3	**1**	- 66.7%	4	**3**	- 25.0%
Closed Sales	0	**1**	—	3	**2**	- 33.3%
Median Sales Price*	—	**$530,000**	—	$595,000	**$507,500**	- 14.7%
Percent of Original List Price Received*	—	**97.2%**	—	98.3%	**99.1%**	+ 0.8%
Days on Market Until Sale	—	**16**	—	53	**52**	- 1.9%
Inventory of Homes for Sale	12	**7**	- 41.7%	—	—	—
Months Supply of Inventory	3.1	**2.1**	- 32.3%	—	—	—

* 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.

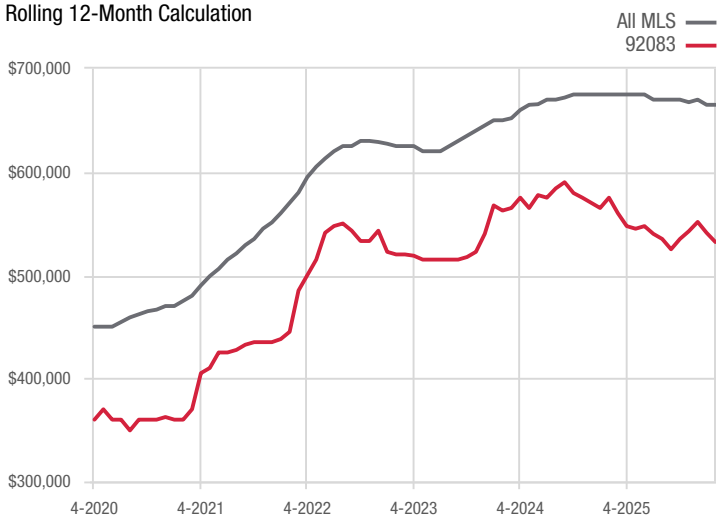
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.