Local Market Update for February 2026

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

92084

Vista East

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	30	**21**	- 30.0%	75	**61**	- 18.7%
Pending Sales	21	**20**	- 4.8%	47	**39**	- 17.0%
Closed Sales	21	**24**	+ 14.3%	34	**34**	0.0%
Median Sales Price*	$960,000	**$823,500**	- 14.2%	$964,500	**$856,000**	- 11.2%
Percent of Original List Price Received*	98.7%	**95.6%**	- 3.1%	98.0%	**95.7%**	- 2.3%
Days on Market Until Sale	51	**46**	- 9.8%	40	**51**	+ 27.5%
Inventory of Homes for Sale	57	**49**	- 14.0%	—	**—**	—
Months Supply of Inventory	2.7	**2.3**	- 14.8%	—	**—**	—

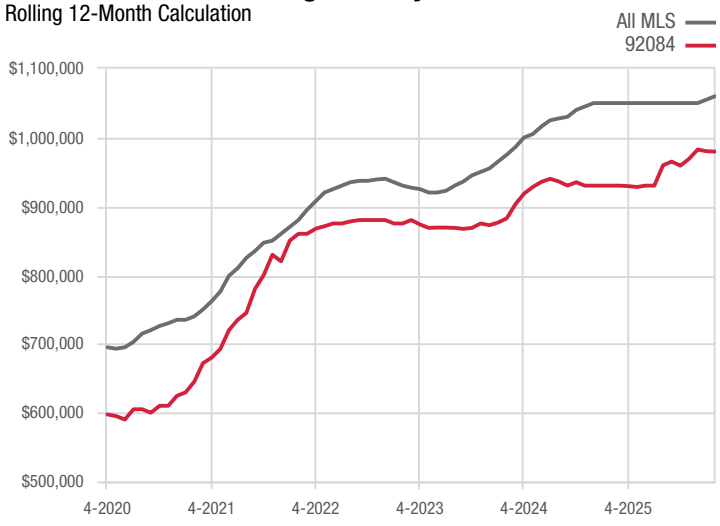
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	4	**8**	+ 100.0%	11	**15**	+ 36.4%
Pending Sales	3	**6**	+ 100.0%	8	**8**	0.0%
Closed Sales	4	**2**	- 50.0%	7	**3**	- 57.1%
Median Sales Price*	$584,500	**$543,750**	- 7.0%	$595,000	**$562,500**	- 5.5%
Percent of Original List Price Received*	100.0%	**97.5%**	- 2.5%	99.9%	**96.5%**	- 3.4%
Days on Market Until Sale	38	**38**	0.0%	31	**60**	+ 93.5%
Inventory of Homes for Sale	9	**10**	+ 11.1%	—	**—**	—
Months Supply of Inventory	2.9	**2.7**	- 6.9%	—	**—**	—

* 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.

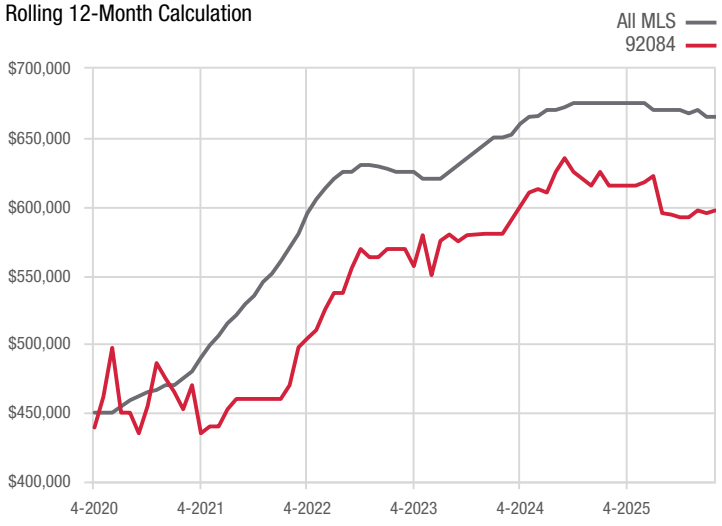
Median Sales Price - Single Family

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.