# Local Market Update for April 2026

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

# 92081

## Vista South

| Detached | April | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 4-2025** | **Thru 4-2026** | **% Change** |
| New Listings | 33 | **21** | - 36.4% | 99 | **80** | - 19.2% |
| Pending Sales | 22 | **19** | - 13.6% | 67 | **62** | - 7.5% |
| Closed Sales | 22 | **10** | - 54.5% | 55 | **50** | - 9.1% |
| Median Sales Price* | $1,007,200 | **$977,500** | - 2.9% | $990,000 | **$955,500** | - 3.5% |
| Percent of Original List Price Received* | 99.9% | **98.2%** | - 1.7% | 98.9% | **99.6%** | + 0.7% |
| Days on Market Until Sale | 28 | **55** | + 96.4% | 29 | **33** | + 13.8% |
| Inventory of Homes for Sale | 39 | **23** | - 41.0% | — | **—** | — |
| Months Supply of Inventory | 2.4 | **1.6** | - 33.3% | — | **—** | — |

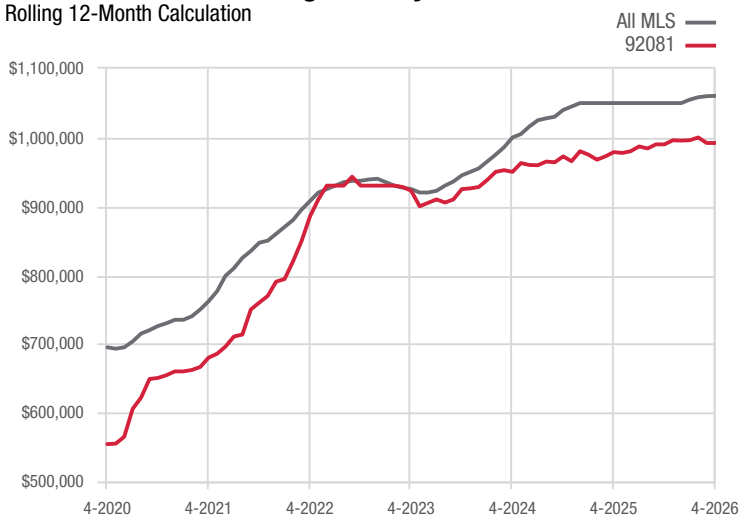
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | April | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 4-2025** | **Thru 4-2026** | **% Change** |
| New Listings | 10 | **4** | - 60.0% | 41 | **31** | - 24.4% |
| Pending Sales | 10 | **7** | - 30.0% | 28 | **18** | - 35.7% |
| Closed Sales | 7 | **3** | - 57.1% | 31 | **12** | - 61.3% |
| Median Sales Price* | $710,000 | **$590,000** | - 16.9% | $751,990 | **$605,000** | - 19.5% |
| Percent of Original List Price Received* | 99.4% | **98.0%** | - 1.4% | 99.5% | **98.3%** | - 1.2% |
| Days on Market Until Sale | 18 | **36** | + 100.0% | 31 | **28** | - 9.7% |
| Inventory of Homes for Sale | 17 | **11** | - 35.3% | — | **—** | — |
| Months Supply of Inventory | 2.3 | **3.0** | + 30.4% | — | **—** | — |

* 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.

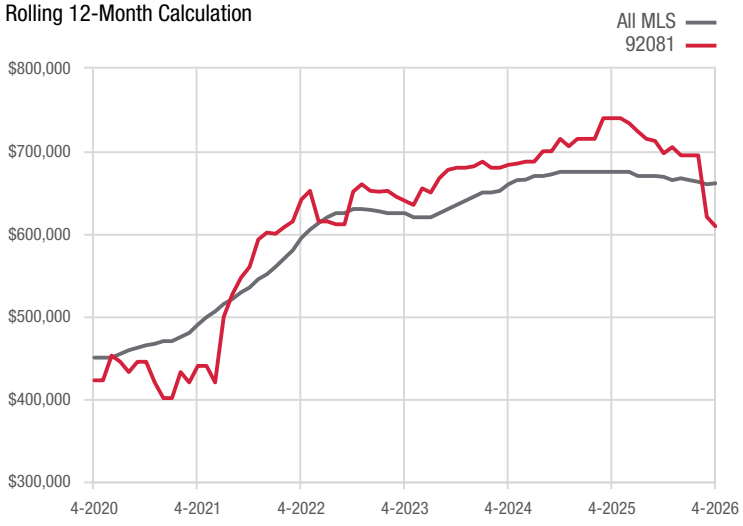
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




SAN DIEGO | MLS

Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.