Local Market Update for June 2026

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

92084

Vista East

Detached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	32	**36**	+ 12.5%	230	**210**	- 8.7%
Pending Sales	20	**25**	+ 25.0%	138	**135**	- 2.2%
Closed Sales	27	**20**	- 25.9%	129	**125**	- 3.1%
Median Sales Price*	$1,070,000	**$997,500**	- 6.8%	$980,000	**$965,000**	- 1.5%
Percent of Original List Price Received*	96.3%	**98.6%**	+ 2.4%	97.7%	**97.7%**	0.0%
Days on Market Until Sale	48	**40**	- 16.7%	38	**42**	+ 10.5%
Inventory of Homes for Sale	85	**66**	- 22.4%	—	—	—
Months Supply of Inventory	3.9	**3.0**	- 23.1%	—	—	—

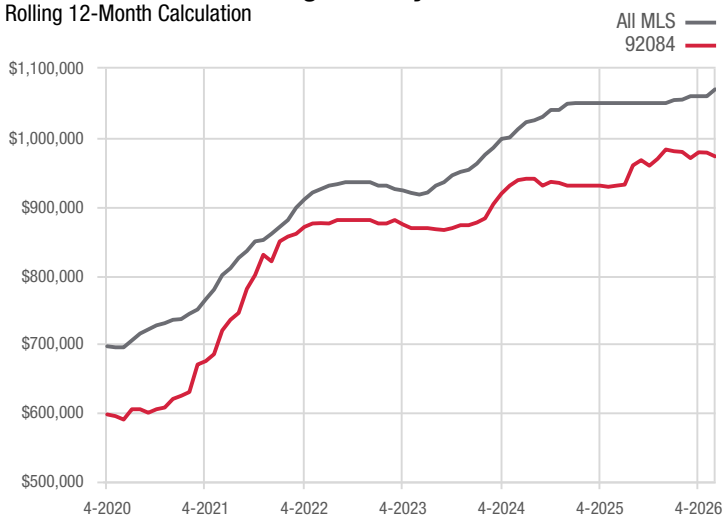
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	7	**8**	+ 14.3%	33	**35**	+ 6.1%
Pending Sales	2	**3**	+ 50.0%	19	**22**	+ 15.8%
Closed Sales	4	**3**	- 25.0%	20	**20**	0.0%
Median Sales Price*	$557,250	**$891,000**	+ 59.9%	$621,000	**$660,000**	+ 6.3%
Percent of Original List Price Received*	99.2%	**99.2%**	0.0%	99.7%	**100.1%**	+ 0.4%
Days on Market Until Sale	43	**140**	+ 225.6%	30	**53**	+ 76.7%
Inventory of Homes for Sale	14	**11**	- 21.4%	—	—	—
Months Supply of Inventory	4.9	**2.8**	- 42.9%	—	—	—

* 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.

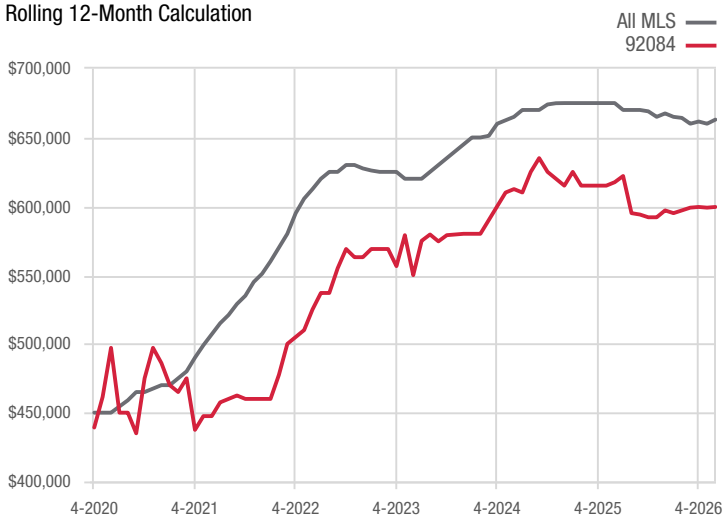
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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