Local Market Update for July 2026

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

92084

Vista East

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	40	**26**	- 35.0%	270	**240**	- 11.1%
Pending Sales	29	**25**	- 13.8%	167	**163**	- 2.4%
Closed Sales	22	**26**	+ 18.2%	151	**151**	0.0%
Median Sales Price*	$1,037,000	**$1,095,000**	+ 5.6%	$980,000	**$970,000**	- 1.0%
Percent of Original List Price Received*	96.2%	**97.4%**	+ 1.2%	97.5%	**97.6%**	+ 0.1%
Days on Market Until Sale	48	**39**	- 18.8%	40	**42**	+ 5.0%
Inventory of Homes for Sale	80	**55**	- 31.3%	—	**—**	—
Months Supply of Inventory	3.6	**2.5**	- 30.6%	—	**—**	—

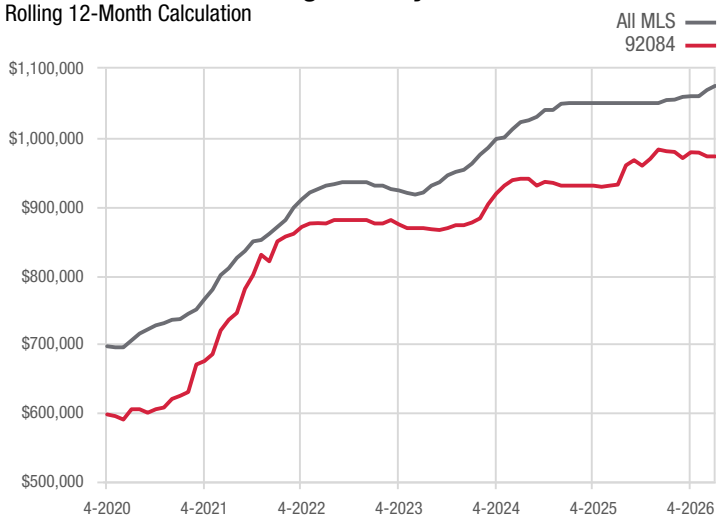
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	7	**5**	- 28.6%	40	**40**	0.0%
Pending Sales	1	**6**	+ 500.0%	20	**27**	+ 35.0%
Closed Sales	0	**2**	—	20	**22**	+ 10.0%
Median Sales Price*	—	**$495,000**	—	$621,000	**$627,500**	+ 1.0%
Percent of Original List Price Received*	—	**98.4%**	—	99.7%	**99.9%**	+ 0.2%
Days on Market Until Sale	—	**69**	—	30	**54**	+ 80.0%
Inventory of Homes for Sale	16	**9**	- 43.8%	—	**—**	—
Months Supply of Inventory	6.2	**2.1**	- 66.1%	—	**—**	—

* 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.

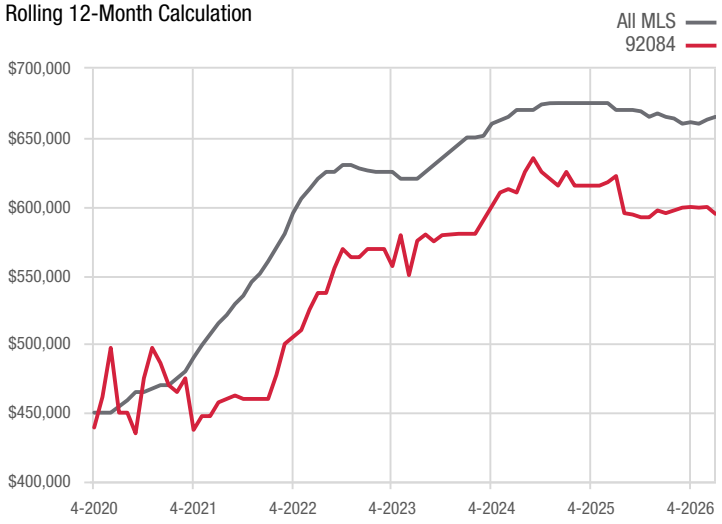
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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