Local Market Update for August 2026

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

92081

Vista South

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**19**	+ 18.8%	192	**162**	- 15.6%
Pending Sales	14	**11**	- 21.4%	126	**119**	- 5.6%
Closed Sales	19	**14**	- 26.3%	121	**114**	- 5.8%
Median Sales Price*	$979,000	**$1,074,000**	+ 9.7%	$992,000	**$975,500**	- 1.7%
Percent of Original List Price Received*	97.2%	**95.9%**	- 1.3%	98.7%	**98.6%**	- 0.1%
Days on Market Until Sale	43	**40**	- 7.0%	32	**31**	- 3.1%
Inventory of Homes for Sale	32	**27**	- 15.6%	—	—	—
Months Supply of Inventory	2.2	**1.9**	- 13.6%	—	—	—

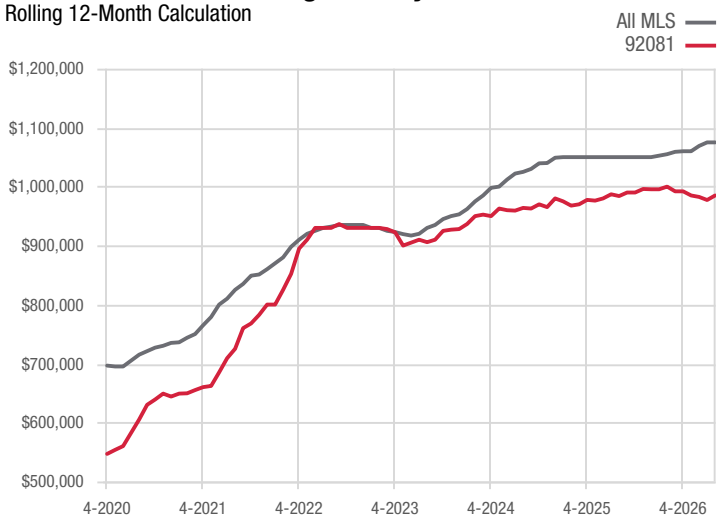
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	6	**10**	+ 66.7%	69	**68**	- 1.4%
Pending Sales	3	**3**	0.0%	43	**37**	- 14.0%
Closed Sales	5	**2**	- 60.0%	52	**32**	- 38.5%
Median Sales Price*	$525,000	**$607,500**	+ 15.7%	$705,000	**$605,000**	- 14.2%
Percent of Original List Price Received*	96.9%	**98.7%**	+ 1.9%	98.3%	**96.3%**	- 2.0%
Days on Market Until Sale	62	**23**	- 62.9%	39	**36**	- 7.7%
Inventory of Homes for Sale	14	**18**	+ 28.6%	—	—	—
Months Supply of Inventory	2.7	**4.6**	+ 70.4%	—	—	—

* 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.

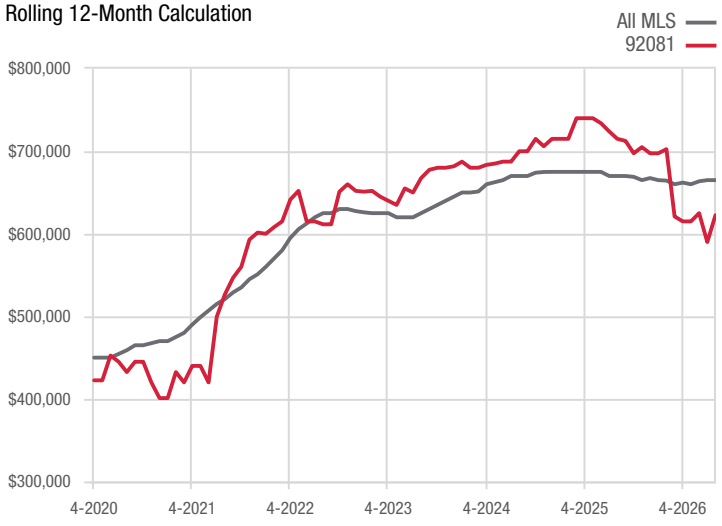
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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