Local Market Update for August 2026

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

92083

Vista West

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	7	**12**	+ 71.4%	84	**99**	+ 17.9%
Pending Sales	11	**8**	- 27.3%	61	**51**	- 16.4%
Closed Sales	11	**7**	- 36.4%	64	**46**	- 28.1%
Median Sales Price*	$880,000	**$830,000**	- 5.7%	$880,000	**$870,000**	- 1.1%
Percent of Original List Price Received*	96.4%	**97.8%**	+ 1.5%	98.3%	**97.4%**	- 0.9%
Days on Market Until Sale	52	**42**	- 19.2%	38	**45**	+ 18.4%
Inventory of Homes for Sale	18	**21**	+ 16.7%	—	**—**	—
Months Supply of Inventory	2.3	**3.0**	+ 30.4%	—	**—**	—

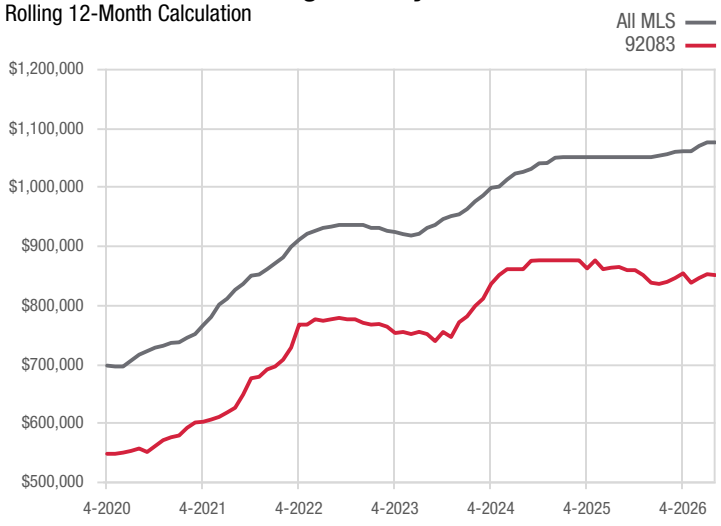
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	7	**9**	+ 28.6%	54	**66**	+ 22.2%
Pending Sales	7	**5**	- 28.6%	30	**35**	+ 16.7%
Closed Sales	6	**2**	- 66.7%	26	**30**	+ 15.4%
Median Sales Price*	$596,500	**$649,000**	+ 8.8%	$553,000	**$530,000**	- 4.2%
Percent of Original List Price Received*	96.2%	**97.2%**	+ 1.0%	95.9%	**100.2%**	+ 4.5%
Days on Market Until Sale	42	**37**	- 11.9%	70	**25**	- 64.3%
Inventory of Homes for Sale	12	**18**	+ 50.0%	—	**—**	—
Months Supply of Inventory	3.3	**4.7**	+ 42.4%	—	**—**	—

* 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.

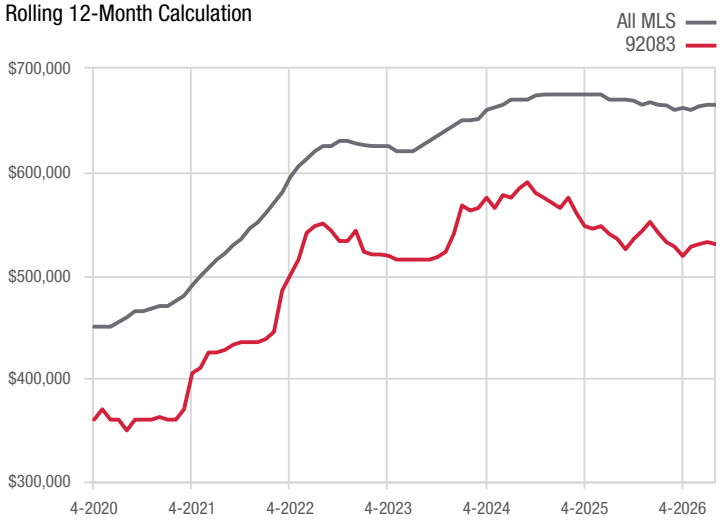
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.