

92084

Vista East

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	30	25	- 16.7%	297	273	- 8.1%
Pending Sales	23	10	- 56.5%	190	175	- 7.9%
Closed Sales	28	22	- 21.4%	179	174	- 2.8%
Median Sales Price*	\$1,075,000	\$1,050,000	- 2.3%	\$1,000,000	\$977,500	- 2.3%
Percent of Original List Price Received*	95.3%	99.0%	+ 3.9%	97.1%	97.8%	+ 0.7%
Days on Market Until Sale	66	38	- 42.4%	44	41	- 6.8%
Inventory of Homes for Sale	66	57	- 13.6%	—	—	—
Months Supply of Inventory	3.0	2.7	- 10.0%	—	—	—

* 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	10	8	- 20.0%	50	49	- 2.0%
Pending Sales	8	4	- 50.0%	28	32	+ 14.3%
Closed Sales	4	5	+ 25.0%	24	27	+ 12.5%
Median Sales Price*	\$539,000	\$615,000	+ 14.1%	\$607,500	\$615,000	+ 1.2%
Percent of Original List Price Received*	95.9%	100.3%	+ 4.6%	99.1%	100.0%	+ 0.9%
Days on Market Until Sale	62	17	- 72.6%	35	47	+ 34.3%
Inventory of Homes for Sale	17	11	- 35.3%	—	—	—
Months Supply of Inventory	5.4	2.7	- 50.0%	—	—	—

* 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.

