

Local Market Update for September 2026

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

92081

Vista South

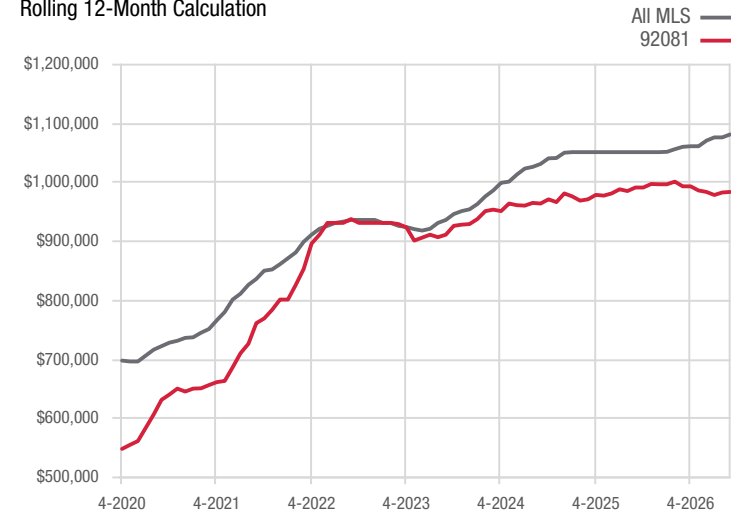
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	23	19	- 17.4%	216	174	- 19.4%
Pending Sales	12	14	+ 16.7%	138	128	- 7.2%
Closed Sales	14	12	- 14.3%	135	127	- 5.9%
Median Sales Price*	\$1,010,000	\$1,020,000	+ 1.0%	\$995,000	\$978,125	- 1.7%
Percent of Original List Price Received*	97.7%	97.6%	- 0.1%	98.6%	98.5%	- 0.1%
Days on Market Until Sale	50	26	- 48.0%	34	30	- 11.8%
Inventory of Homes for Sale	37	28	- 24.3%	—	—	—
Months Supply of Inventory	2.6	2.0	- 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	5	0.0%	74	72	- 2.7%
Pending Sales	5	4	- 20.0%	48	40	- 16.7%
Closed Sales	2	2	0.0%	54	36	- 33.3%
Median Sales Price*	\$645,030	\$657,450	+ 1.9%	\$705,000	\$622,500	- 11.7%
Percent of Original List Price Received*	99.1%	94.0%	- 5.1%	98.3%	96.3%	- 2.0%
Days on Market Until Sale	54	112	+ 107.4%	40	41	+ 2.5%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	1.7	3.7	+ 117.6%	—	—	—

* 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

