

Local Market Update for September 2026

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

92083

Vista West

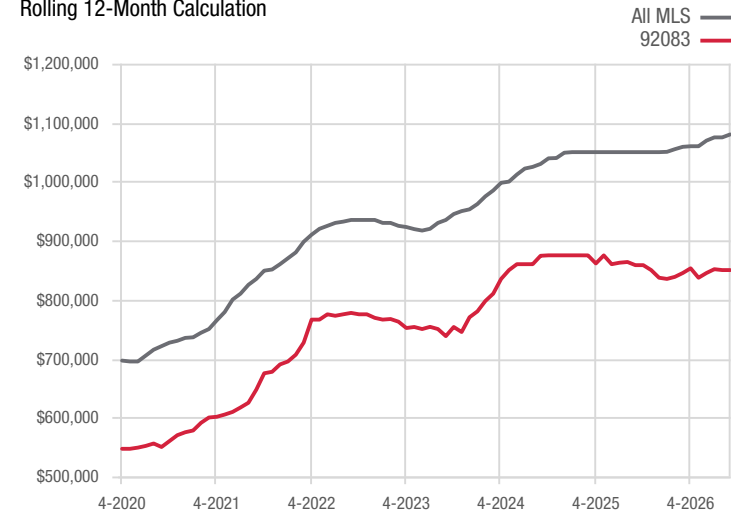
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	19	17	- 10.5%	105	111	+ 5.7%
Pending Sales	6	11	+ 83.3%	67	59	- 11.9%
Closed Sales	5	7	+ 40.0%	69	54	- 21.7%
Median Sales Price*	\$750,000	\$795,000	+ 6.0%	\$880,000	\$860,000	- 2.3%
Percent of Original List Price Received*	95.8%	90.8%	- 5.2%	98.1%	96.5%	- 1.6%
Days on Market Until Sale	35	56	+ 60.0%	37	47	+ 27.0%
Inventory of Homes for Sale	31	26	- 16.1%	—	—	—
Months Supply of Inventory	4.0	3.6	- 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	1	7	+ 600.0%	55	73	+ 32.7%
Pending Sales	3	5	+ 66.7%	33	41	+ 24.2%
Closed Sales	7	5	- 28.6%	33	35	+ 6.1%
Median Sales Price*	\$531,998	\$484,000	- 9.0%	\$551,500	\$530,000	- 3.9%
Percent of Original List Price Received*	96.1%	97.7%	+ 1.7%	96.0%	99.8%	+ 4.0%
Days on Market Until Sale	44	41	- 6.8%	64	27	- 57.8%
Inventory of Homes for Sale	9	17	+ 88.9%	—	—	—
Months Supply of Inventory	2.7	4.2	+ 55.6%	—	—	—

* 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

