

Local Market Update for September 2026

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

92084

Vista East

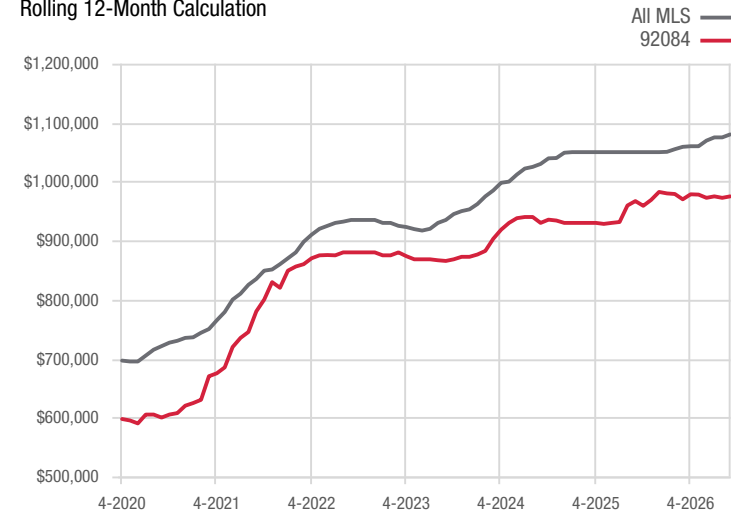
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	35	33	- 5.7%	334	302	- 9.6%
Pending Sales	14	22	+ 57.1%	204	197	- 3.4%
Closed Sales	22	13	- 40.9%	201	188	- 6.5%
Median Sales Price*	\$910,000	\$1,025,000	+ 12.6%	\$990,000	\$980,000	- 1.0%
Percent of Original List Price Received*	93.9%	96.5%	+ 2.8%	96.8%	97.7%	+ 0.9%
Days on Market Until Sale	77	48	- 37.7%	47	42	- 10.6%
Inventory of Homes for Sale	64	61	- 4.7%	—	—	—
Months Supply of Inventory	3.0	2.8	- 6.7%	—	—	—

* 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	9	6	- 33.3%	59	53	- 10.2%
Pending Sales	7	4	- 42.9%	35	34	- 2.9%
Closed Sales	8	2	- 75.0%	32	29	- 9.4%
Median Sales Price*	\$534,000	\$639,000	+ 19.7%	\$595,000	\$622,500	+ 4.6%
Percent of Original List Price Received*	98.9%	96.8%	- 2.1%	99.0%	99.9%	+ 0.9%
Days on Market Until Sale	80	64	- 20.0%	46	48	+ 4.3%
Inventory of Homes for Sale	16	12	- 25.0%	—	—	—
Months Supply of Inventory	4.5	3.3	- 26.7%	—	—	—

* 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

