Local Market Update for October 2026

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

92081

Vista South

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	19	**15**	- 21.1%	235	**188**	- 20.0%
Pending Sales	23	**15**	- 34.8%	161	**145**	- 9.9%
Closed Sales	15	**14**	- 6.7%	150	**142**	- 5.3%
Median Sales Price*	$1,062,150	**$1,005,000**	- 5.4%	$997,995	**$979,063**	- 1.9%
Percent of Original List Price Received*	94.6%	**99.2%**	+ 4.9%	98.2%	**98.6%**	+ 0.4%
Days on Market Until Sale	75	**34**	- 54.7%	38	**30**	- 21.1%
Inventory of Homes for Sale	27	**18**	- 33.3%	—	**—**	—
Months Supply of Inventory	1.8	**1.3**	- 27.8%	—	**—**	—

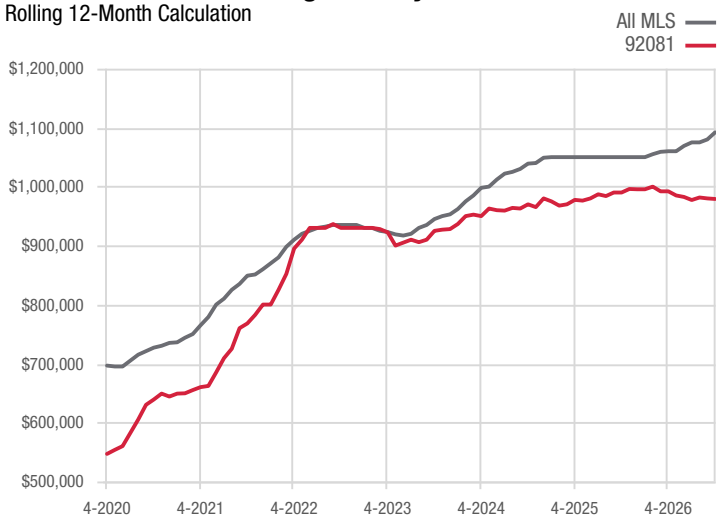
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**9**	+ 125.0%	78	**80**	+ 2.6%
Pending Sales	3	**3**	0.0%	51	**44**	- 13.7%
Closed Sales	4	**5**	+ 25.0%	58	**41**	- 29.3%
Median Sales Price*	$725,500	**$665,000**	- 8.3%	$705,000	**$625,000**	- 11.3%
Percent of Original List Price Received*	99.9%	**95.0%**	- 4.9%	98.4%	**96.1%**	- 2.3%
Days on Market Until Sale	32	**47**	+ 46.9%	39	**42**	+ 7.7%
Inventory of Homes for Sale	7	**14**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.4	**3.7**	+ 164.3%	—	**—**	—

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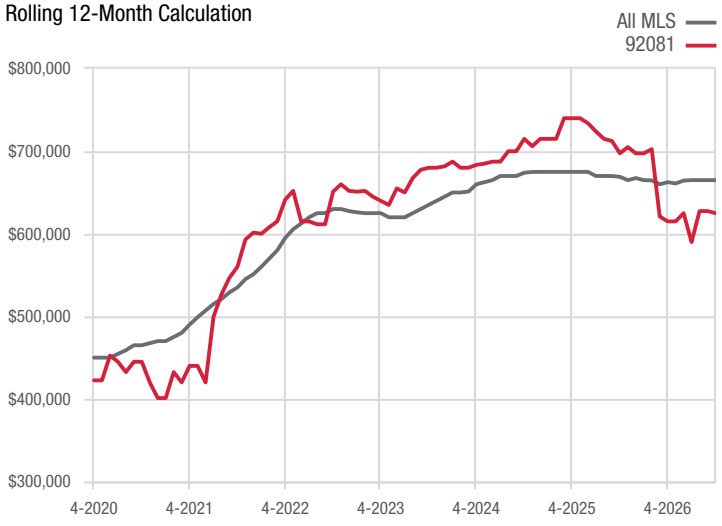
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.