Local Market Update for October 2026

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

92083

Vista West

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**8**	- 50.0%	121	**119**	- 1.7%
Pending Sales	12	**7**	- 41.7%	79	**64**	- 19.0%
Closed Sales	10	**9**	- 10.0%	79	**63**	- 20.3%
Median Sales Price*	$881,000	**$850,000**	- 3.5%	$880,000	**$857,500**	- 2.6%
Percent of Original List Price Received*	98.3%	**97.3%**	- 1.0%	98.2%	**96.6%**	- 1.6%
Days on Market Until Sale	33	**41**	+ 24.2%	37	**46**	+ 24.3%
Inventory of Homes for Sale	33	**24**	- 27.3%	—	—	—
Months Supply of Inventory	4.1	**3.6**	- 12.2%	—	—	—

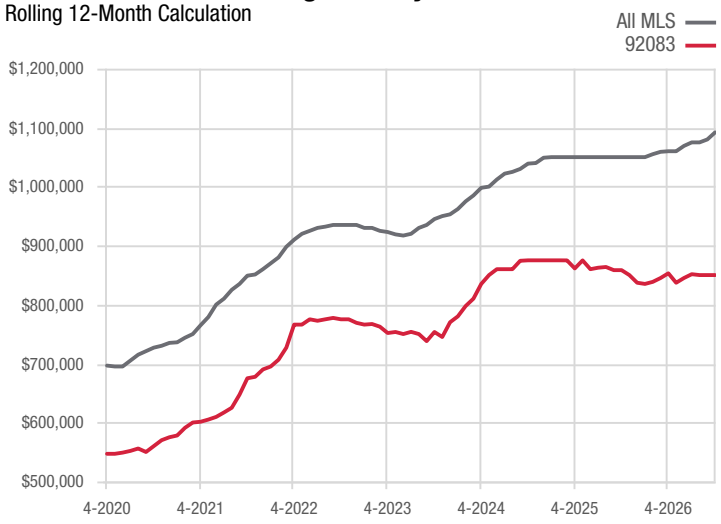
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**3**	0.0%	58	**75**	+ 29.3%
Pending Sales	2	**8**	+ 300.0%	35	**49**	+ 40.0%
Closed Sales	2	**6**	+ 200.0%	35	**41**	+ 17.1%
Median Sales Price*	$538,500	**$459,500**	- 14.7%	$551,500	**$515,000**	- 6.6%
Percent of Original List Price Received*	98.4%	**95.8%**	- 2.6%	96.1%	**99.3%**	+ 3.3%
Days on Market Until Sale	21	**46**	+ 119.0%	62	**30**	- 51.6%
Inventory of Homes for Sale	8	**10**	+ 25.0%	—	—	—
Months Supply of Inventory	2.3	**2.2**	- 4.3%	—	—	—

* 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.

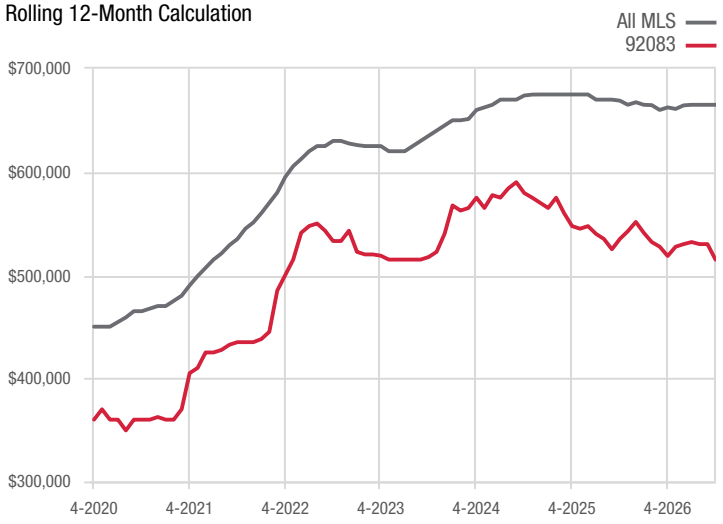
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.