Local Market Update for October 2026

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

92084

Vista East

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	38	**26**	- 31.6%	372	**329**	- 11.6%
Pending Sales	20	**18**	- 10.0%	224	**222**	- 0.9%
Closed Sales	19	**27**	+ 42.1%	220	**216**	- 1.8%
Median Sales Price*	$875,000	**$1,000,000**	+ 14.3%	$979,500	**$988,500**	+ 0.9%
Percent of Original List Price Received*	95.7%	**97.1%**	+ 1.5%	96.7%	**97.5%**	+ 0.8%
Days on Market Until Sale	47	**44**	- 6.4%	47	**42**	- 10.6%
Inventory of Homes for Sale	73	**59**	- 19.2%	—	**—**	—
Months Supply of Inventory	3.5	**2.7**	- 22.9%	—	**—**	—

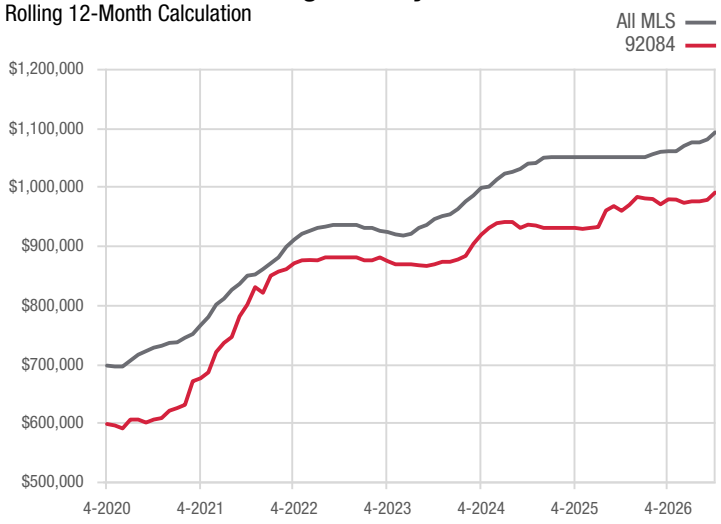
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**1**	- 66.7%	62	**53**	- 14.5%
Pending Sales	4	**1**	- 75.0%	39	**36**	- 7.7%
Closed Sales	6	**5**	- 16.7%	38	**34**	- 10.5%
Median Sales Price*	$610,000	**$600,000**	- 1.6%	$595,000	**$615,000**	+ 3.4%
Percent of Original List Price Received*	95.2%	**94.9%**	- 0.3%	98.4%	**99.1%**	+ 0.7%
Days on Market Until Sale	59	**67**	+ 13.6%	48	**51**	+ 6.3%
Inventory of Homes for Sale	13	**9**	- 30.8%	—	**—**	—
Months Supply of Inventory	3.5	**2.6**	- 25.7%	—	**—**	—

* 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.

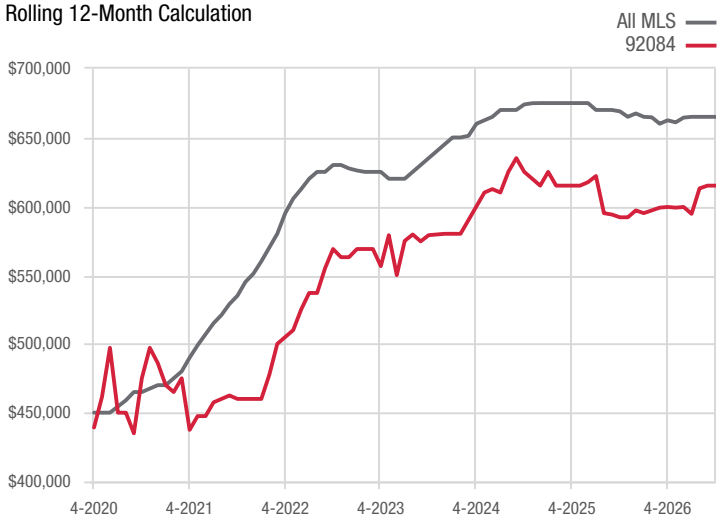
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.