

Local Market Update for March 2026

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

92081

Vista South

| Detached | March | | | Year to Date | | |
|--|-------------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 28 | 15 | - 46.4% | 66 | 58 | - 12.1% |
| Pending Sales | 20 | 9 | - 55.0% | 45 | 42 | - 6.7% |
| Closed Sales | 13 | 15 | + 15.4% | 33 | 39 | + 18.2% |
| Median Sales Price* | \$1,125,000 | \$956,000 | - 15.0% | \$975,000 | \$950,000 | - 2.6% |
| Percent of Original List Price Received* | 99.3% | 99.6% | + 0.3% | 98.2% | 99.6% | + 1.4% |
| Days on Market Until Sale | 19 | 28 | + 47.4% | 29 | 28 | - 3.4% |
| Inventory of Homes for Sale | 29 | 24 | - 17.2% | — | — | — |
| Months Supply of Inventory | 1.9 | 1.6 | - 15.8% | — | — | — |

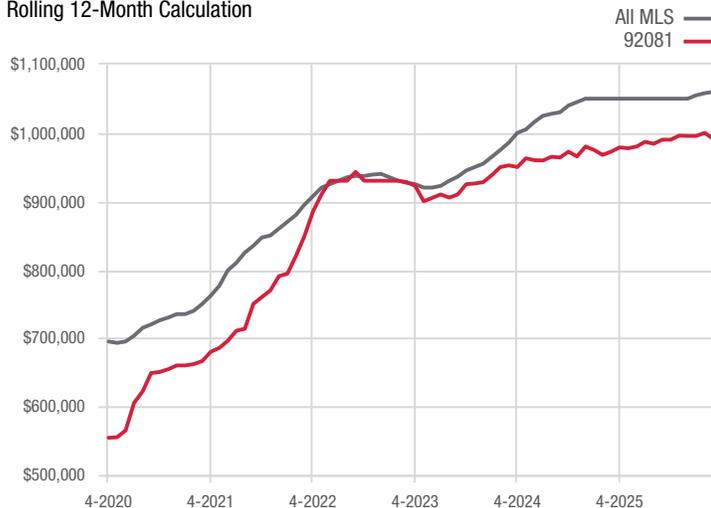
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 13 | 8 | - 38.5% | 31 | 27 | - 12.9% |
| Pending Sales | 6 | 8 | + 33.3% | 18 | 13 | - 27.8% |
| Closed Sales | 9 | 6 | - 33.3% | 24 | 9 | - 62.5% |
| Median Sales Price* | \$799,990 | \$605,000 | - 24.4% | \$760,990 | \$620,000 | - 18.5% |
| Percent of Original List Price Received* | 98.3% | 98.8% | + 0.5% | 99.5% | 98.4% | - 1.1% |
| Days on Market Until Sale | 46 | 30 | - 34.8% | 34 | 25 | - 26.5% |
| Inventory of Homes for Sale | 18 | 16 | - 11.1% | — | — | — |
| Months Supply of Inventory | 2.5 | 3.9 | + 56.0% | — | — | — |

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

