

Local Market Update for May 2026

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

92081

Vista South

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	29	15	- 48.3%	127	97	- 23.6%
Pending Sales	15	16	+ 6.7%	81	75	- 7.4%
Closed Sales	21	19	- 9.5%	74	69	- 6.8%
Median Sales Price*	\$989,000	\$958,888	- 3.0%	\$989,500	\$956,000	- 3.4%
Percent of Original List Price Received*	98.5%	97.2%	- 1.3%	98.7%	99.0%	+ 0.3%
Days on Market Until Sale	35	24	- 31.4%	31	30	- 3.2%
Inventory of Homes for Sale	47	25	- 46.8%	—	—	—
Months Supply of Inventory	3.0	1.7	- 43.3%	—	—	—

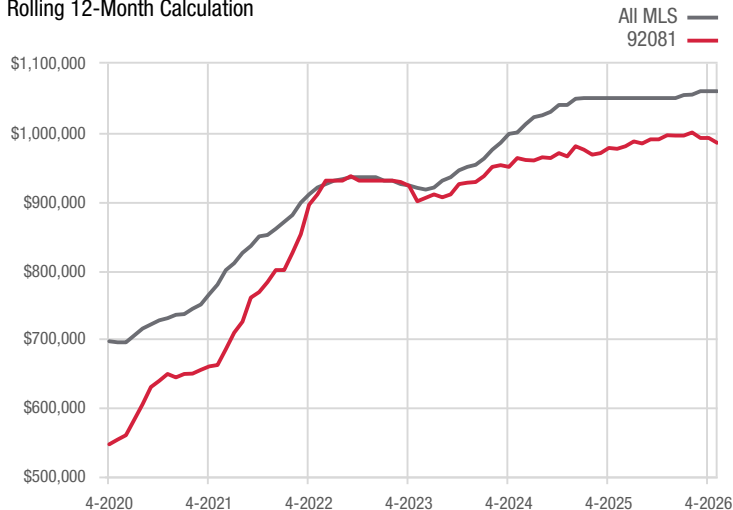
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	8	7	- 12.5%	49	38	- 22.4%
Pending Sales	4	5	+ 25.0%	32	24	- 25.0%
Closed Sales	8	8	0.0%	39	20	- 48.7%
Median Sales Price*	\$754,500	\$692,996	- 8.2%	\$751,990	\$622,500	- 17.2%
Percent of Original List Price Received*	97.4%	95.2%	- 2.3%	99.0%	97.1%	- 1.9%
Days on Market Until Sale	55	42	- 23.6%	36	33	- 8.3%
Inventory of Homes for Sale	15	11	- 26.7%	—	—	—
Months Supply of Inventory	2.1	2.9	+ 38.1%	—	—	—

* 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

