

Local Market Update for April 2026

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

92083

Vista West

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	10	11	+ 10.0%	41	47	+ 14.6%
Pending Sales	4	3	- 25.0%	27	21	- 22.2%
Closed Sales	8	4	- 50.0%	34	22	- 35.3%
Median Sales Price*	\$841,000	\$945,000	+ 12.4%	\$822,500	\$862,500	+ 4.9%
Percent of Original List Price Received*	104.3%	99.4%	- 4.7%	99.0%	97.9%	- 1.1%
Days on Market Until Sale	21	25	+ 19.0%	40	57	+ 42.5%
Inventory of Homes for Sale	18	21	+ 16.7%	—	—	—
Months Supply of Inventory	2.2	2.8	+ 27.3%	—	—	—

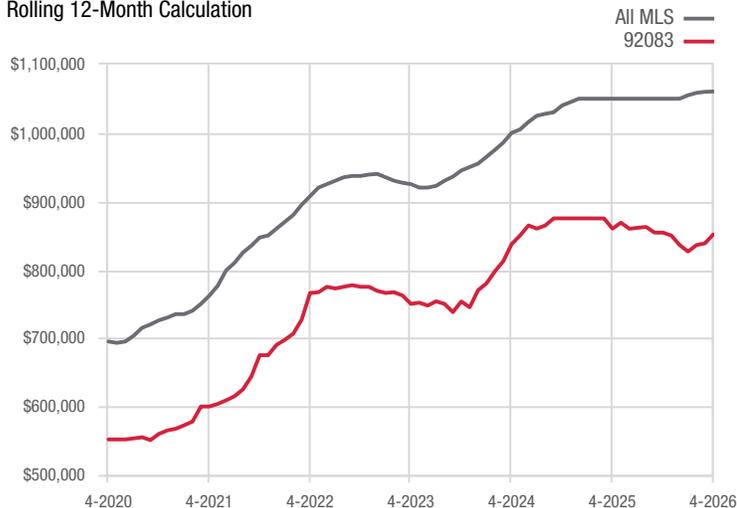
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	10	7	- 30.0%	24	21	- 12.5%
Pending Sales	3	8	+ 166.7%	9	15	+ 66.7%
Closed Sales	2	4	+ 100.0%	8	8	0.0%
Median Sales Price*	\$629,500	\$475,500	- 24.5%	\$572,500	\$485,000	- 15.3%
Percent of Original List Price Received*	96.4%	99.4%	+ 3.1%	96.4%	99.3%	+ 3.0%
Days on Market Until Sale	104	25	- 76.0%	75	31	- 58.7%
Inventory of Homes for Sale	18	6	- 66.7%	—	—	—
Months Supply of Inventory	5.1	1.5	- 70.6%	—	—	—

* 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

