

Local Market Update for March 2026

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

92084

Vista East

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	41	38	- 7.3%	116	103	- 11.2%
Pending Sales	23	24	+ 4.3%	70	64	- 8.6%
Closed Sales	23	15	- 34.8%	57	51	- 10.5%
Median Sales Price*	\$1,010,000	\$900,000	- 10.9%	\$980,000	\$865,000	- 11.7%
Percent of Original List Price Received*	98.0%	100.6%	+ 2.7%	98.0%	97.2%	- 0.8%
Days on Market Until Sale	37	22	- 40.5%	38	42	+ 10.5%
Inventory of Homes for Sale	69	63	- 8.7%	—	—	—
Months Supply of Inventory	3.2	2.9	- 9.4%	—	—	—

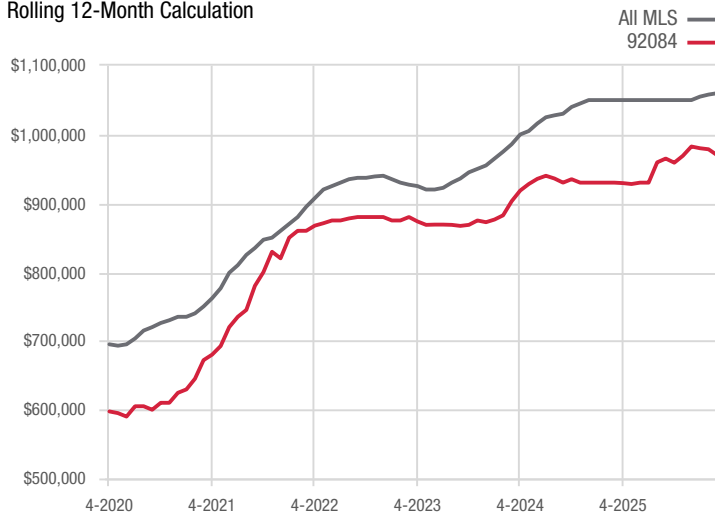
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	6	2	- 66.7%	17	18	+ 5.9%
Pending Sales	2	4	+ 100.0%	10	13	+ 30.0%
Closed Sales	2	7	+ 250.0%	9	10	+ 11.1%
Median Sales Price*	\$697,500	\$720,000	+ 3.2%	\$595,000	\$647,500	+ 8.8%
Percent of Original List Price Received*	103.2%	101.1%	- 2.0%	100.6%	99.7%	- 0.9%
Days on Market Until Sale	4	30	+ 650.0%	25	39	+ 56.0%
Inventory of Homes for Sale	11	7	- 36.4%	—	—	—
Months Supply of Inventory	3.8	1.8	- 52.6%	—	—	—

* 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

