

Local Market Update for April 2026

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

92084

Vista East

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	43	30	- 30.2%	159	141	- 11.3%
Pending Sales	21	26	+ 23.8%	91	90	- 1.1%
Closed Sales	24	25	+ 4.2%	81	78	- 3.7%
Median Sales Price*	\$902,500	\$985,000	+ 9.1%	\$969,000	\$944,000	- 2.6%
Percent of Original List Price Received*	96.7%	97.5%	+ 0.8%	97.6%	97.1%	- 0.5%
Days on Market Until Sale	39	41	+ 5.1%	39	46	+ 17.9%
Inventory of Homes for Sale	84	67	- 20.2%	—	—	—
Months Supply of Inventory	3.9	3.0	- 23.1%	—	—	—

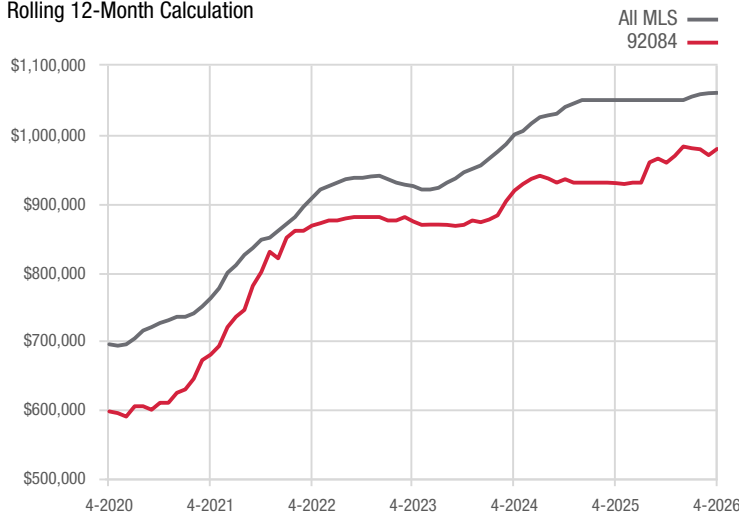
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	4	4	0.0%	21	22	+ 4.8%
Pending Sales	3	2	- 33.3%	13	15	+ 15.4%
Closed Sales	3	4	+ 33.3%	12	14	+ 16.7%
Median Sales Price*	\$595,000	\$700,000	+ 17.6%	\$595,000	\$650,000	+ 9.2%
Percent of Original List Price Received*	96.8%	100.0%	+ 3.3%	99.6%	99.8%	+ 0.2%
Days on Market Until Sale	26	34	+ 30.8%	25	38	+ 52.0%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	4.0	2.3	- 42.5%	—	—	—

* 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

