

# Local Market Update for January 2026

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

92083

Vista West

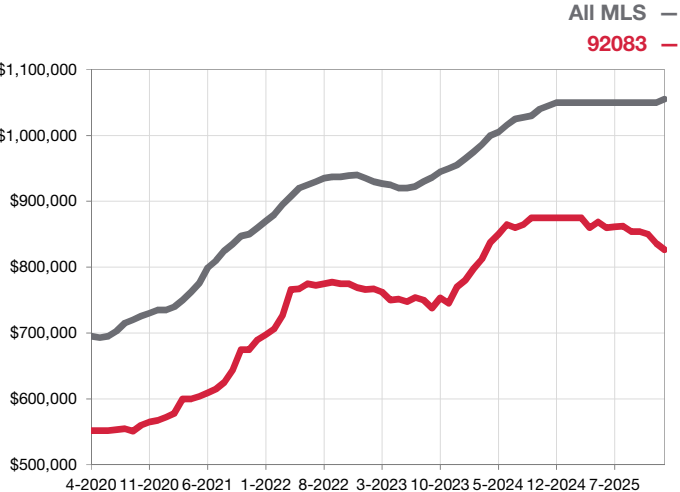
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	11	12	+ 9.1%	11	12	+ 9.1%
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	13	5	- 61.5%	13	5	- 61.5%
Median Sales Price*	\$835,000	\$765,000	- 8.4%	\$835,000	\$765,000	- 8.4%
Percent of Original List Price Received*	93.8%	97.3%	+ 3.7%	93.8%	97.3%	+ 3.7%
Days on Market Until Sale	46	52	+ 13.0%	46	52	+ 13.0%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

\* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	5	2	- 60.0%	5	2	- 60.0%
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$595,000	\$485,000	- 18.5%	\$595,000	\$485,000	- 18.5%
Percent of Original List Price Received*	98.3%	101.0%	+ 2.7%	98.3%	101.0%	+ 2.7%
Days on Market Until Sale	53	88	+ 66.0%	53	88	+ 66.0%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	2.9	0.9	- 69.0%	--	--	--

\* 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

