

# Local Market Update for December 2025

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

92084

Vista East

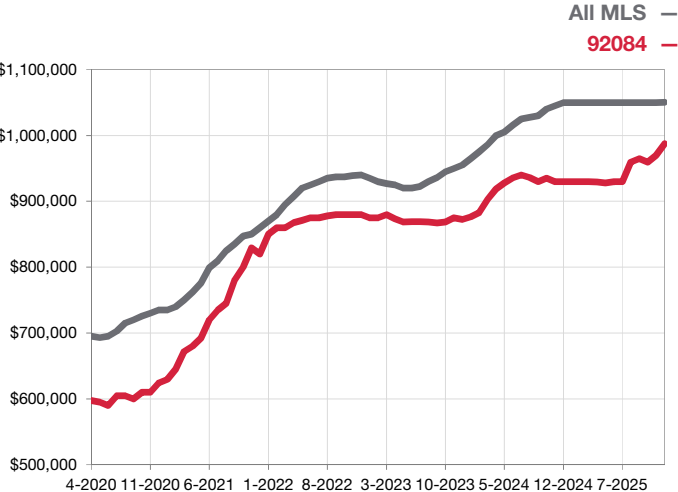
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	343	349	+ 1.7%
Pending Sales	14	16	+ 14.3%	248	266	+ 7.3%
Closed Sales	22	32	+ 45.5%	256	264	+ 3.1%
Median Sales Price*	\$807,500	\$1,060,000	+ 31.3%	\$930,000	\$987,500	+ 6.2%
Percent of Original List Price Received*	97.4%	95.6%	- 1.8%	98.5%	96.5%	- 2.0%
Days on Market Until Sale	43	44	+ 2.3%	36	47	+ 30.6%
Inventory of Homes for Sale	48	16	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--

\* 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.

Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1	0	- 100.0%	50	56	+ 12.0%
Pending Sales	1	2	+ 100.0%	40	44	+ 10.0%
Closed Sales	4	4	0.0%	42	46	+ 9.5%
Median Sales Price*	\$495,000	\$737,500	+ 49.0%	\$615,000	\$597,000	- 2.9%
Percent of Original List Price Received*	94.8%	96.6%	+ 1.9%	99.4%	98.2%	- 1.2%
Days on Market Until Sale	64	65	+ 1.6%	43	52	+ 20.9%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

\* 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

