

Local Market Update for January 2026

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

92081

Vista South

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		14	23	+ 64.3%	14	23	+ 64.3%
Pending Sales		9	16	+ 77.8%	9	16	+ 77.8%
Closed Sales		11	12	+ 9.1%	11	12	+ 9.1%
Median Sales Price*		\$950,000	\$947,500	- 0.3%	\$950,000	\$947,500	- 0.3%
Percent of Original List Price Received*		98.5%	98.4%	- 0.1%	98.5%	98.4%	- 0.1%
Days on Market Until Sale		43	34	- 20.9%	43	34	- 20.9%
Inventory of Homes for Sale		18	19	+ 5.6%	--	--	--
Months Supply of Inventory		1.2	1.2	0.0%	--	--	--

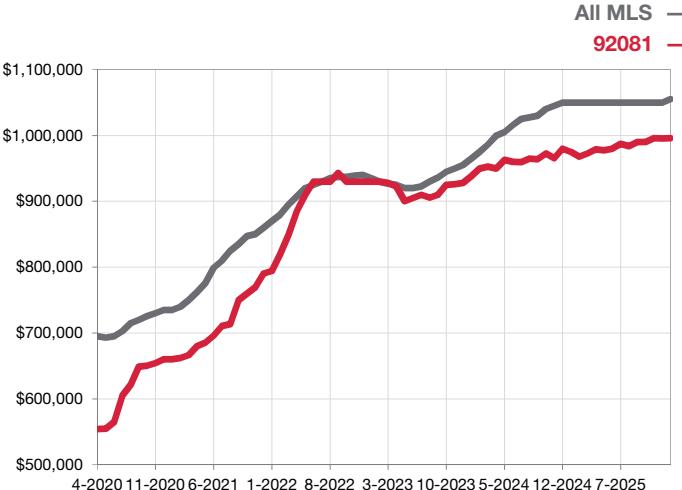
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		11	5	- 54.5%	11	5	- 54.5%
Pending Sales		8	2	- 75.0%	8	2	- 75.0%
Closed Sales		9	1	- 88.9%	9	1	- 88.9%
Median Sales Price*		\$751,990	\$780,000	+ 3.7%	\$751,990	\$780,000	+ 3.7%
Percent of Original List Price Received*		101.3%	100.1%	- 1.2%	101.3%	100.1%	- 1.2%
Days on Market Until Sale		34	6	- 82.4%	34	6	- 82.4%
Inventory of Homes for Sale		11	13	+ 18.2%	--	--	--
Months Supply of Inventory		1.5	3.3	+ 120.0%	--	--	--

* 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

