

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%	--	--	--

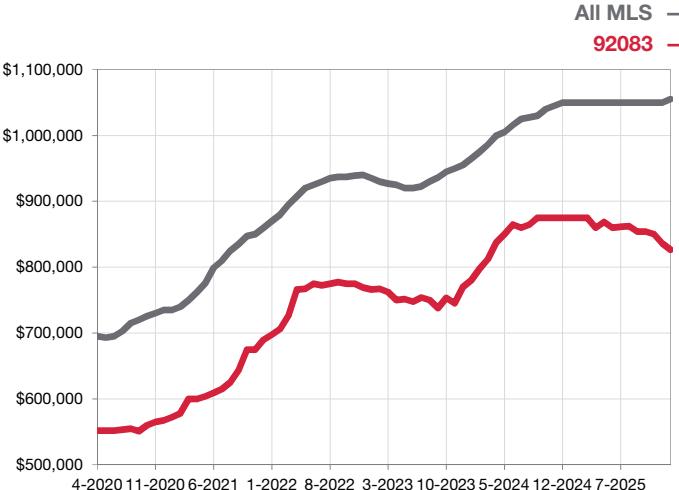
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

