

Local Market Update for January 2026

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

92084

Vista East

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		45	40	- 11.1%	45	40	- 11.1%
Pending Sales		26	16	- 38.5%	26	16	- 38.5%
Closed Sales		13	10	- 23.1%	13	10	- 23.1%
Median Sales Price*		\$980,000	\$964,500	- 1.6%	\$980,000	\$964,500	- 1.6%
Percent of Original List Price Received*		97.0%	95.8%	- 1.2%	97.0%	95.8%	- 1.2%
Days on Market Until Sale		21	63	+ 200.0%	21	63	+ 200.0%
Inventory of Homes for Sale		55	60	+ 9.1%	--	--	--
Months Supply of Inventory		2.6	2.8	+ 7.7%	--	--	--

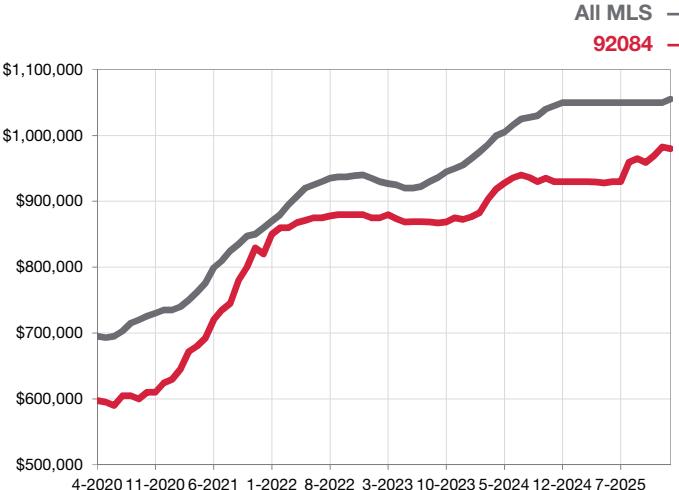
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		7	5	- 28.6%	7	5	- 28.6%
Pending Sales		5	2	- 60.0%	5	2	- 60.0%
Closed Sales		3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*		\$685,000	\$756,000	+ 10.4%	\$685,000	\$756,000	+ 10.4%
Percent of Original List Price Received*		99.7%	94.6%	- 5.1%	99.7%	94.6%	- 5.1%
Days on Market Until Sale		20	105	+ 425.0%	20	105	+ 425.0%
Inventory of Homes for Sale		8	8	0.0%	--	--	--
Months Supply of Inventory		2.5	2.3	- 8.0%	--	--	--

* 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

