



Vista, California.

Current market data.

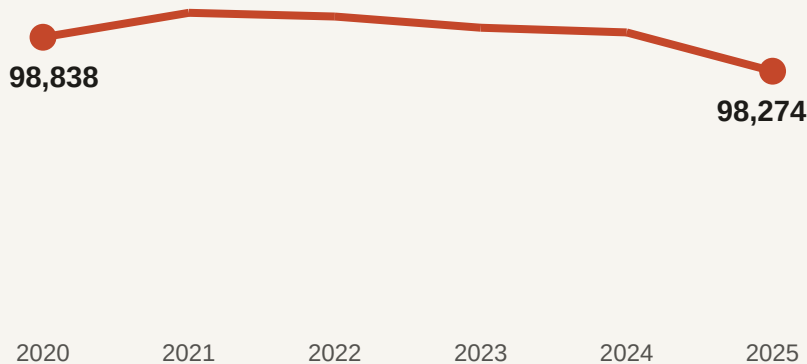
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

98,274

people, the 78th-largest of California's cities and towns.



THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

82.9%

of 34,985 jobs located in Vista are filled by in-commuters.



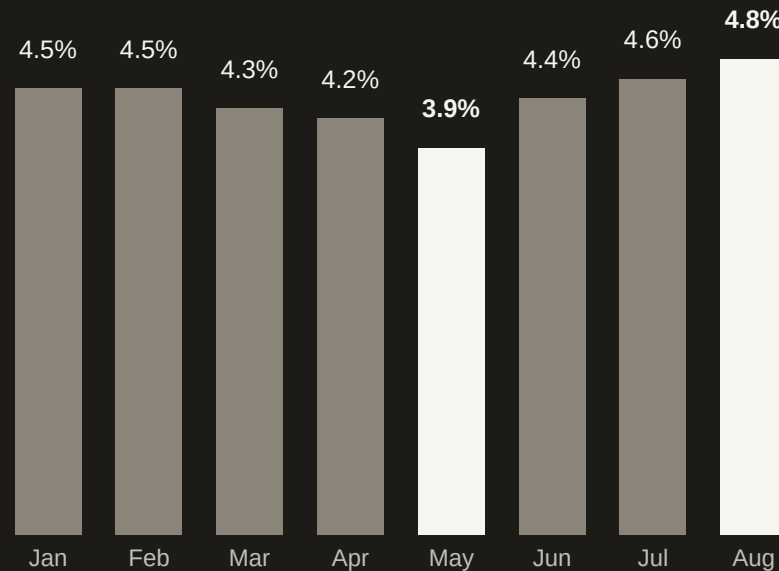
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.9%.

4.8%

in August 2026, the latest month released. A year earlier it was 4.9%.

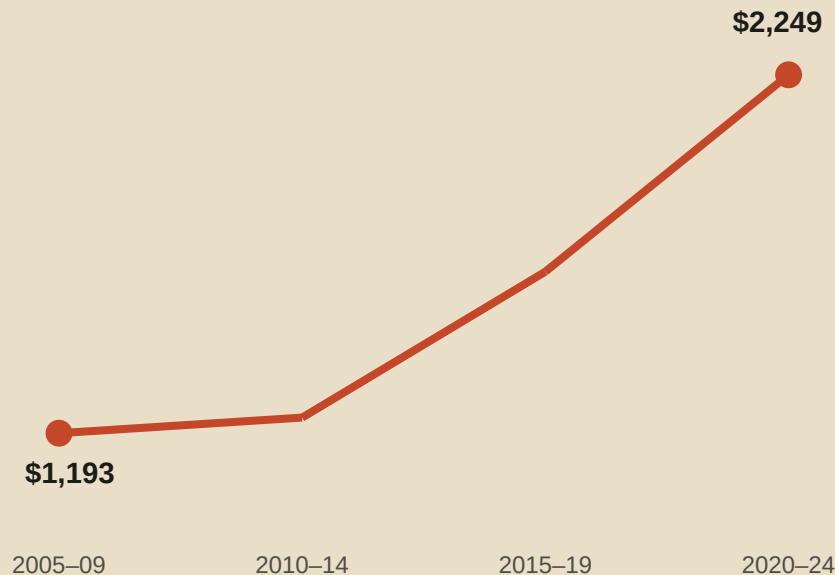


RENT

**Median rent is up 89%
since the 2005–2009
survey, before inflation.**

\$2,249

a month. California's median is \$2,036.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,412 gap between neighbors, the sharpest rent edge between adjacent tracts in San Diego County.

TRACT 51.03

\$1,023

TRACT 216

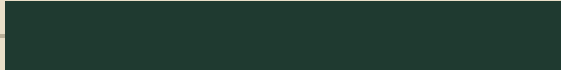
\$3,435



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,132–\$1,698



\$2,249 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2,701

homes permitted in ten years,
2016–2025

46%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 33,536 homes here.

197–350

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 4% more than California's.

\$762,400

median home value in Vista.

Vista



\$762,400

California



\$734,700

U.S.



\$332,700

THAT WAS VISTA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/ca/vista/**](https://almanacdata.ai/e/ca/vista/)

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