

Local Market Update for December 2025

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

91913

Chula Vista – Eastlake

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		4	4	0.0%	266	300	+ 12.8%
Pending Sales		7	17	+ 142.9%	219	247	+ 12.8%
Closed Sales		13	22	+ 69.2%	217	238	+ 9.7%
Median Sales Price*		\$961,000	\$1,075,000	+ 11.9%	\$970,000	\$985,000	+ 1.5%
Percent of Original List Price Received*		99.3%	101.3%	+ 2.0%	100.5%	99.3%	- 1.2%
Days on Market Until Sale		32	54	+ 68.8%	27	34	+ 25.9%
Inventory of Homes for Sale		20	14	- 30.0%	--	--	--
Months Supply of Inventory		1.1	0.7	- 36.4%	--	--	--

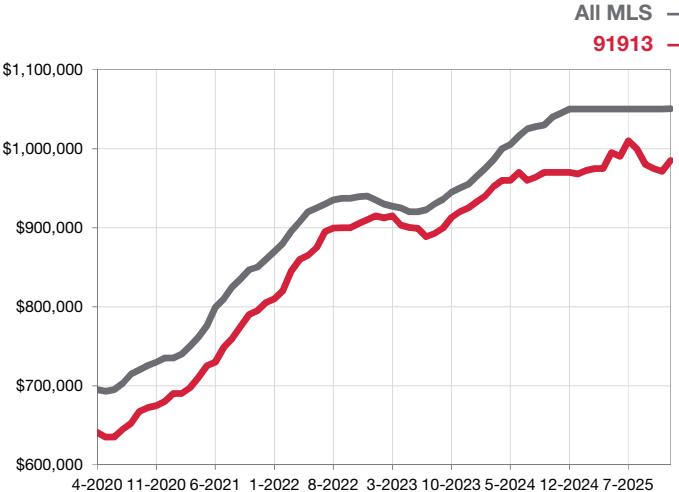
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		14	4	- 71.4%	252	293	+ 16.3%
Pending Sales		11	11	0.0%	185	215	+ 16.2%
Closed Sales		14	18	+ 28.6%	188	207	+ 10.1%
Median Sales Price*		\$672,500	\$648,500	- 3.6%	\$666,500	\$660,000	- 1.0%
Percent of Original List Price Received*		99.1%	97.8%	- 1.3%	99.7%	98.9%	- 0.8%
Days on Market Until Sale		32	41	+ 28.1%	34	42	+ 23.5%
Inventory of Homes for Sale		46	16	- 65.2%	--	--	--
Months Supply of Inventory		3.0	0.9	- 70.0%	--	--	--

* 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

