

Local Market Update for January 2026

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

91910

Chula Vista North

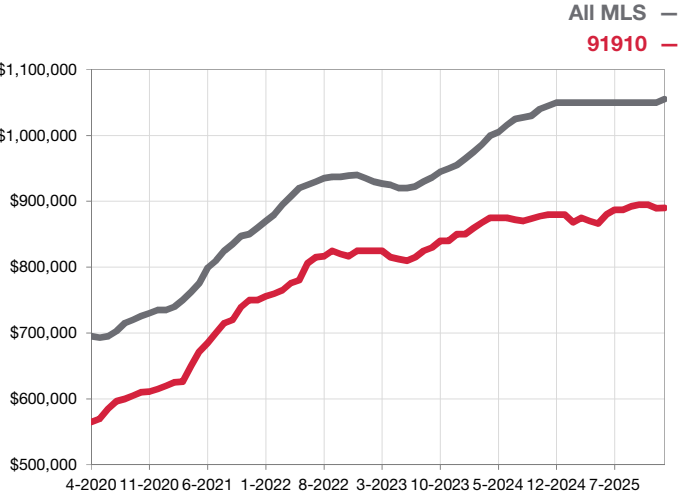
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	15	18	+ 20.0%	15	18	+ 20.0%
Pending Sales	15	12	- 20.0%	15	12	- 20.0%
Closed Sales	14	11	- 21.4%	14	11	- 21.4%
Median Sales Price*	\$872,500	\$915,000	+ 4.9%	\$872,500	\$915,000	+ 4.9%
Percent of Original List Price Received*	99.2%	95.5%	- 3.7%	99.2%	95.5%	- 3.7%
Days on Market Until Sale	23	44	+ 91.3%	23	44	+ 91.3%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

* 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	20	11	- 45.0%	20	11	- 45.0%
Pending Sales	8	8	0.0%	8	8	0.0%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$480,000	\$587,500	+ 22.4%	\$480,000	\$587,500	+ 22.4%
Percent of Original List Price Received*	87.3%	99.1%	+ 13.5%	87.3%	99.1%	+ 13.5%
Days on Market Until Sale	108	31	- 71.3%	108	31	- 71.3%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--

* 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

