

Local Market Update for November 2025

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

91915

Chula Vista SE

| Detached | | November | | | Year to Date | | |
|--|--|-------------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | | 9 | 9 | 0.0% | 134 | 167 | + 24.6% |
| Pending Sales | | 9 | 9 | 0.0% | 115 | 114 | - 0.9% |
| Closed Sales | | 10 | 9 | - 10.0% | 111 | 110 | - 0.9% |
| Median Sales Price* | | \$1,027,500 | \$840,000 | - 18.2% | \$975,000 | \$920,000 | - 5.6% |
| Percent of Original List Price Received* | | 95.8% | 99.3% | + 3.7% | 100.3% | 99.9% | - 0.4% |
| Days on Market Until Sale | | 45 | 23 | - 48.9% | 26 | 32 | + 23.1% |
| Inventory of Homes for Sale | | 13 | 18 | + 38.5% | -- | -- | -- |
| Months Supply of Inventory | | 1.3 | 1.8 | + 38.5% | -- | -- | -- |

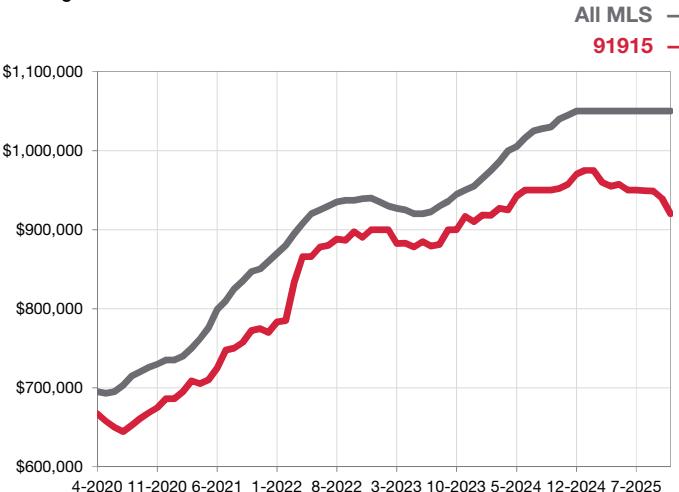
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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|--|--|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | | 16 | 9 | - 43.8% | 172 | 186 | + 8.1% |
| Pending Sales | | 11 | 7 | - 36.4% | 140 | 127 | - 9.3% |
| Closed Sales | | 10 | 11 | + 10.0% | 141 | 120 | - 14.9% |
| Median Sales Price* | | \$742,250 | \$650,000 | - 12.4% | \$700,000 | \$697,500 | - 0.4% |
| Percent of Original List Price Received* | | 98.6% | 98.4% | - 0.2% | 99.4% | 98.8% | - 0.6% |
| Days on Market Until Sale | | 21 | 33 | + 57.1% | 30 | 43 | + 43.3% |
| Inventory of Homes for Sale | | 24 | 25 | + 4.2% | -- | -- | -- |
| Months Supply of Inventory | | 1.9 | 2.3 | + 21.1% | -- | -- | -- |

* 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

