

# Local Market Update for December 2025

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

## 91915

Chula Vista SE

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		1	1	0.0%	141	156	+ 10.6%
Pending Sales		5	12	+ 140.0%	120	126	+ 5.0%
Closed Sales		10	11	+ 10.0%	121	121	0.0%
Median Sales Price*		\$925,000	<b>\$1,035,000</b>	+ 11.9%	\$970,500	<b>\$939,730</b>	- 3.2%
Percent of Original List Price Received*		95.2%	<b>98.9%</b>	+ 3.9%	99.9%	<b>99.8%</b>	- 0.1%
Days on Market Until Sale		63	<b>39</b>	- 38.1%	29	<b>33</b>	+ 13.8%
Inventory of Homes for Sale		10	<b>4</b>	- 60.0%	--	--	--
Months Supply of Inventory		1.0	<b>0.4</b>	- 60.0%	--	--	--

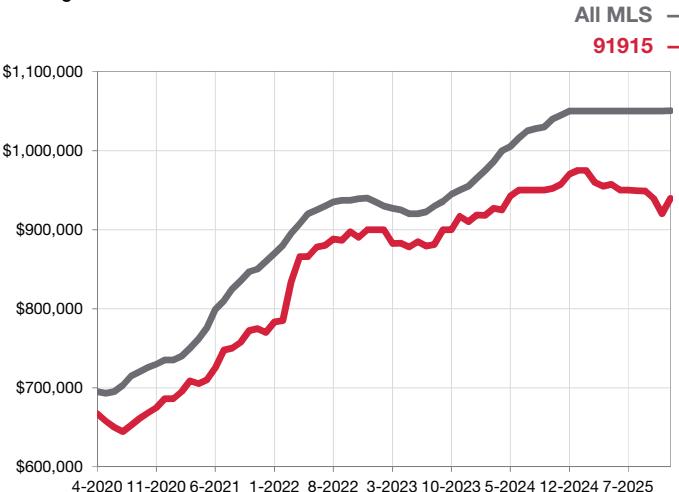
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		12	<b>2</b>	- 83.3%	184	<b>170</b>	- 7.6%
Pending Sales		5	<b>8</b>	+ 60.0%	145	<b>134</b>	- 7.6%
Closed Sales		11	<b>7</b>	- 36.4%	152	<b>129</b>	- 15.1%
Median Sales Price*		\$656,000	<b>\$695,000</b>	+ 5.9%	\$700,000	<b>\$695,000</b>	- 0.7%
Percent of Original List Price Received*		100.0%	<b>99.0%</b>	- 1.0%	99.4%	<b>99.0%</b>	- 0.4%
Days on Market Until Sale		27	<b>41</b>	+ 51.9%	30	<b>43</b>	+ 43.3%
Inventory of Homes for Sale		26	<b>10</b>	- 61.5%	--	--	--
Months Supply of Inventory		2.2	<b>0.9</b>	- 59.1%	--	--	--

\* 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

