

Local Market Update for January 2026

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

91913

Chula Vista – Eastlake

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		36	19	- 47.2%	36	19	- 47.2%
Pending Sales		14	14	0.0%	14	14	0.0%
Closed Sales		14	16	+ 14.3%	14	16	+ 14.3%
Median Sales Price*		\$955,000	\$962,500	+ 0.8%	\$955,000	\$962,500	+ 0.8%
Percent of Original List Price Received*		99.9%	99.5%	- 0.4%	99.9%	99.5%	- 0.4%
Days on Market Until Sale		51	31	- 39.2%	51	31	- 39.2%
Inventory of Homes for Sale		36	32	- 11.1%	--	--	--
Months Supply of Inventory		2.1	1.6	- 23.8%	--	--	--

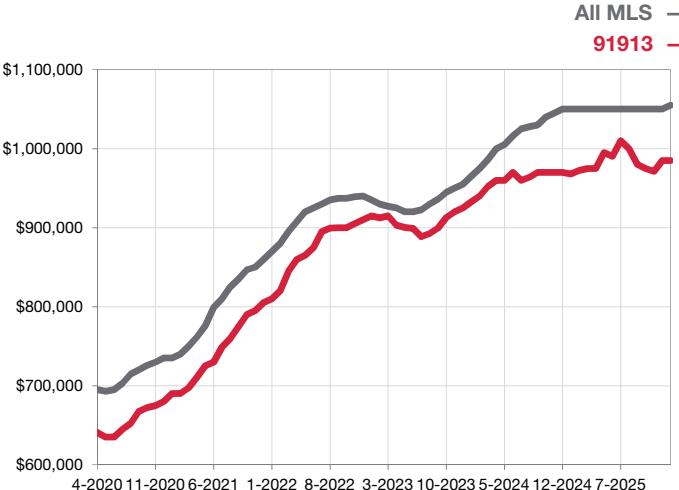
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		33	21	- 36.4%	33	21	- 36.4%
Pending Sales		16	11	- 31.3%	16	11	- 31.3%
Closed Sales		6	8	+ 33.3%	6	8	+ 33.3%
Median Sales Price*		\$672,500	\$712,500	+ 5.9%	\$672,500	\$712,500	+ 5.9%
Percent of Original List Price Received*		101.3%	99.1%	- 2.2%	101.3%	99.1%	- 2.2%
Days on Market Until Sale		34	36	+ 5.9%	34	36	+ 5.9%
Inventory of Homes for Sale		57	41	- 28.1%	--	--	--
Months Supply of Inventory		3.6	2.3	- 36.1%	--	--	--

* 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

