

# Local Market Update for November 2025

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

## 91913

Chula Vista – Eastlake

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		21	21	0.0%	258	327	+ 26.7%
Pending Sales		16	19	+ 18.8%	212	227	+ 7.1%
Closed Sales		18	11	- 38.9%	204	214	+ 4.9%
Median Sales Price*		\$996,000	\$932,500	- 6.4%	\$970,000	\$975,525	+ 0.6%
Percent of Original List Price Received*		98.2%	98.7%	+ 0.5%	100.5%	99.1%	- 1.4%
Days on Market Until Sale		29	31	+ 6.9%	27	32	+ 18.5%
Inventory of Homes for Sale		25	38	+ 52.0%	--	--	--
Months Supply of Inventory		1.3	1.9	+ 46.2%	--	--	--

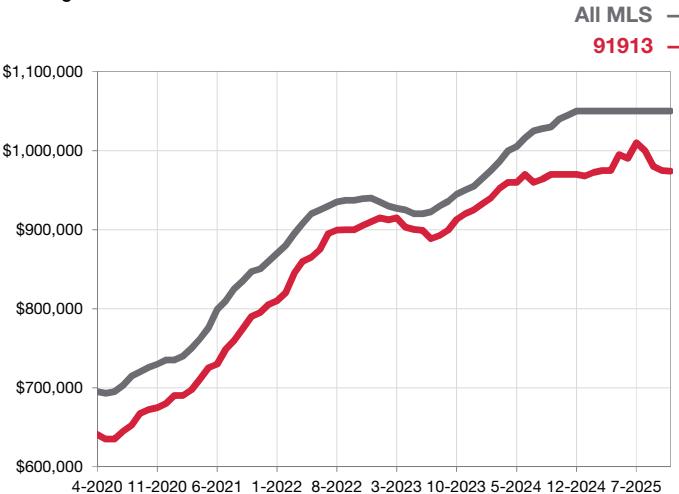
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		19	18	- 5.3%	238	320	+ 34.5%
Pending Sales		12	18	+ 50.0%	174	202	+ 16.1%
Closed Sales		18	11	- 38.9%	174	189	+ 8.6%
Median Sales Price*		\$692,000	\$665,000	- 3.9%	\$665,000	\$660,000	- 0.8%
Percent of Original List Price Received*		99.4%	97.4%	- 2.0%	99.8%	99.0%	- 0.8%
Days on Market Until Sale		36	49	+ 36.1%	34	42	+ 23.5%
Inventory of Homes for Sale		48	41	- 14.6%	--	--	--
Months Supply of Inventory		3.1	2.3	- 25.8%	--	--	--

\* 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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

