

Local Market Update for December 2025

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

91914

Chula Vista NE

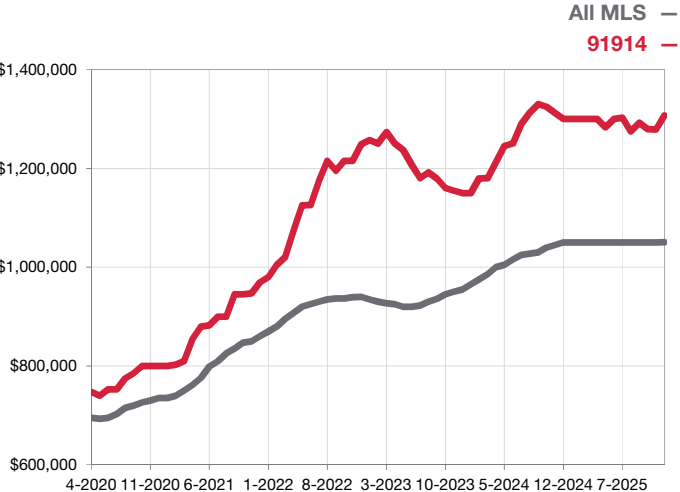
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	0	0	--	132	103	- 22.0%
Pending Sales	5	3	- 40.0%	100	81	- 19.0%
Closed Sales	5	6	+ 20.0%	99	81	- 18.2%
Median Sales Price*	\$910,000	\$1,325,000	+ 45.6%	\$1,300,000	\$1,307,500	+ 0.6%
Percent of Original List Price Received*	96.8%	95.5%	- 1.3%	99.4%	96.8%	- 2.6%
Days on Market Until Sale	35	64	+ 82.9%	31	48	+ 54.8%
Inventory of Homes for Sale	13	1	- 92.3%	--	--	--
Months Supply of Inventory	1.6	0.1	- 93.8%	--	--	--

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	0	- 100.0%	41	39	- 4.9%
Pending Sales	0	2	--	36	29	- 19.4%
Closed Sales	2	1	- 50.0%	38	27	- 28.9%
Median Sales Price*	\$642,500	\$740,000	+ 15.2%	\$672,500	\$651,000	- 3.2%
Percent of Original List Price Received*	100.1%	98.7%	- 1.4%	101.7%	98.3%	- 3.3%
Days on Market Until Sale	13	66	+ 407.7%	23	44	+ 91.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

* 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

