

# Local Market Update for December 2025

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

## 91911

Chula Vista South

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	239	242	+ 1.3%
Pending Sales	12	15	+ 25.0%	204	203	- 0.5%
Closed Sales	20	15	- 25.0%	209	196	- 6.2%
Median Sales Price*	\$797,000	<b>\$783,000</b>	- 1.8%	\$812,125	<b>\$819,000</b>	+ 0.8%
Percent of Original List Price Received*	100.3%	<b>103.9%</b>	+ 3.6%	101.4%	<b>100.7%</b>	- 0.7%
Days on Market Until Sale	22	<b>44</b>	+ 100.0%	26	<b>31</b>	+ 19.2%
Inventory of Homes for Sale	17	<b>13</b>	- 23.5%	--	--	--
Months Supply of Inventory	1.0	<b>0.8</b>	- 20.0%	--	--	--

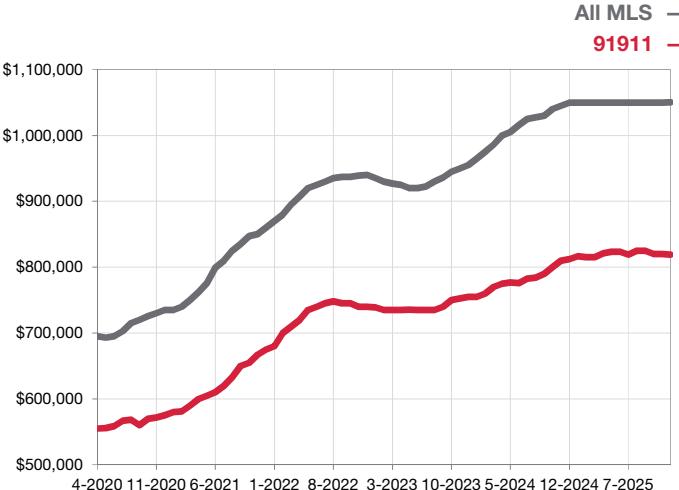
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	3	0.0%	130	<b>139</b>	+ 6.9%
Pending Sales	12	8	- 33.3%	101	<b>94</b>	- 6.9%
Closed Sales	11	5	- 54.5%	100	<b>88</b>	- 12.0%
Median Sales Price*	\$590,000	<b>\$590,000</b>	0.0%	\$551,813	<b>\$600,000</b>	+ 8.7%
Percent of Original List Price Received*	97.6%	<b>99.9%</b>	+ 2.4%	99.5%	<b>99.7%</b>	+ 0.2%
Days on Market Until Sale	51	<b>46</b>	- 9.8%	36	<b>39</b>	+ 8.3%
Inventory of Homes for Sale	9	<b>13</b>	+ 44.4%	--	--	--
Months Supply of Inventory	1.1	<b>1.7</b>	+ 54.5%	--	--	--

\* 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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

