

Local Market Update for December 2025

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

91910

Chula Vista North

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		5	5	0.0%	205	230	+ 12.2%
Pending Sales		11	14	+ 27.3%	190	182	- 4.2%
Closed Sales		16	14	- 12.5%	186	178	- 4.3%
Median Sales Price*		\$858,000	\$823,250	- 4.1%	\$880,000	\$889,500	+ 1.1%
Percent of Original List Price Received*		97.3%	101.3%	+ 4.1%	99.8%	99.6%	- 0.2%
Days on Market Until Sale		38	57	+ 50.0%	32	35	+ 9.4%
Inventory of Homes for Sale		17	11	- 35.3%	--	--	--
Months Supply of Inventory		1.1	0.7	- 36.4%	--	--	--

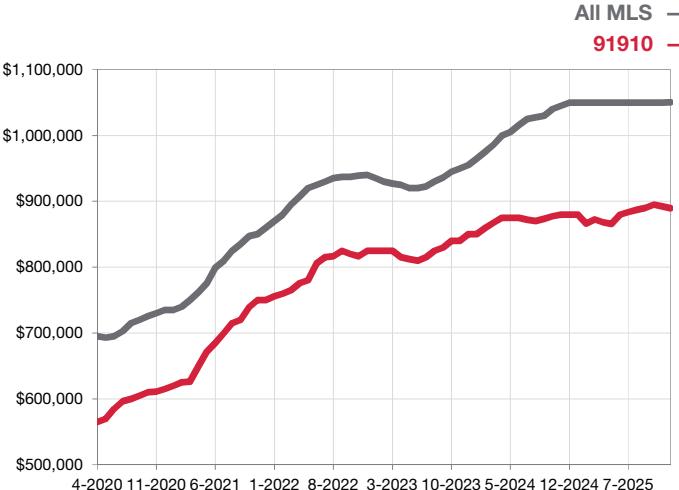
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	2	- 33.3%	144	142	- 1.4%
Pending Sales		5	4	- 20.0%	108	114	+ 5.6%
Closed Sales		8	4	- 50.0%	111	112	+ 0.9%
Median Sales Price*		\$517,000	\$672,500	+ 30.1%	\$568,000	\$569,450	+ 0.3%
Percent of Original List Price Received*		98.0%	101.6%	+ 3.7%	100.5%	99.5%	- 1.0%
Days on Market Until Sale		49	24	- 51.0%	31	30	- 3.2%
Inventory of Homes for Sale		14	11	- 21.4%	--	--	--
Months Supply of Inventory		1.6	1.2	- 25.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

