

Local Market Update for January 2026

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

91915

Chula Vista SE

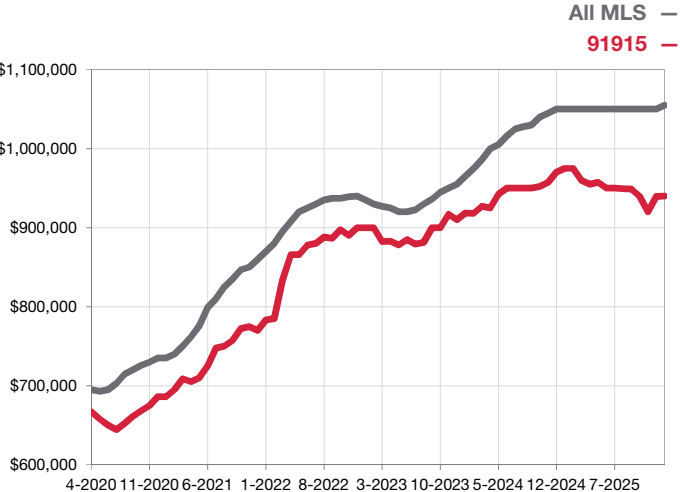
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	13	17	+ 30.8%	13	17	+ 30.8%
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$1,044,950	\$1,080,000	+ 3.4%	\$1,044,950	\$1,080,000	+ 3.4%
Percent of Original List Price Received*	99.2%	97.1%	- 2.1%	99.2%	97.1%	- 2.1%
Days on Market Until Sale	37	25	- 32.4%	37	25	- 32.4%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	14	8	- 42.9%	14	8	- 42.9%
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	3	8	+ 166.7%	3	8	+ 166.7%
Median Sales Price*	\$775,000	\$673,500	- 13.1%	\$775,000	\$673,500	- 13.1%
Percent of Original List Price Received*	100.7%	100.1%	- 0.6%	100.7%	100.1%	- 0.6%
Days on Market Until Sale	23	41	+ 78.3%	23	41	+ 78.3%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

* 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

