

# Local Market Update for December 2025

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

91910

Chula Vista North

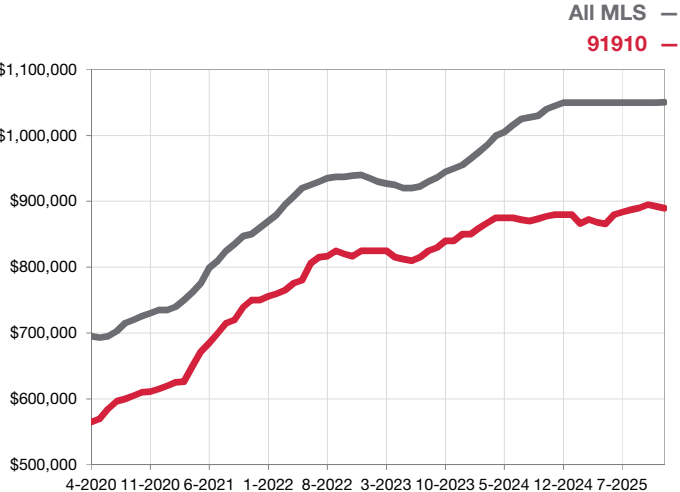
| Detached                                 | December  |           |                | Year to Date |              |                |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2024      | 2025      | Percent 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%        | --           | --           | --             |

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

