

# Local Market Update for January 2026

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

## 91910

Chula Vista North

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		15	18	+ 20.0%	15	18	+ 20.0%
Pending Sales		15	12	- 20.0%	15	12	- 20.0%
Closed Sales		14	11	- 21.4%	14	11	- 21.4%
Median Sales Price*		\$872,500	<b>\$915,000</b>	+ 4.9%	\$872,500	<b>\$915,000</b>	+ 4.9%
Percent of Original List Price Received*		99.2%	<b>95.5%</b>	- 3.7%	99.2%	<b>95.5%</b>	- 3.7%
Days on Market Until Sale		23	<b>44</b>	+ 91.3%	23	<b>44</b>	+ 91.3%
Inventory of Homes for Sale		14	<b>23</b>	+ 64.3%	--	--	--
Months Supply of Inventory		0.9	<b>1.6</b>	+ 77.8%	--	--	--

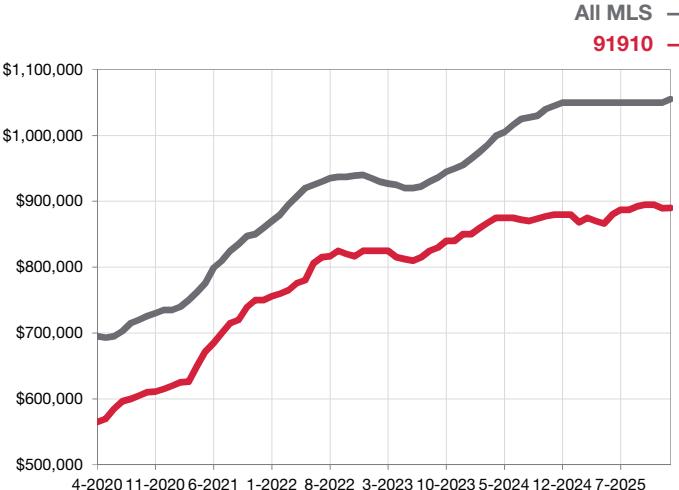
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		20	<b>11</b>	- 45.0%	20	<b>11</b>	- 45.0%
Pending Sales		8	<b>8</b>	0.0%	8	<b>8</b>	0.0%
Closed Sales		3	<b>6</b>	+ 100.0%	3	<b>6</b>	+ 100.0%
Median Sales Price*		\$480,000	<b>\$587,500</b>	+ 22.4%	\$480,000	<b>\$587,500</b>	+ 22.4%
Percent of Original List Price Received*		87.3%	<b>99.1%</b>	+ 13.5%	87.3%	<b>99.1%</b>	+ 13.5%
Days on Market Until Sale		108	<b>31</b>	- 71.3%	108	<b>31</b>	- 71.3%
Inventory of Homes for Sale		23	<b>19</b>	- 17.4%	--	--	--
Months Supply of Inventory		2.5	<b>2.0</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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

