

Local Market Update for January 2026

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

91911

Chula Vista South

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		15	17	+ 13.3%	15	17	+ 13.3%
Pending Sales		11	21	+ 90.9%	11	21	+ 90.9%
Closed Sales		11	17	+ 54.5%	11	17	+ 54.5%
Median Sales Price*		\$800,000	\$810,000	+ 1.3%	\$800,000	\$810,000	+ 1.3%
Percent of Original List Price Received*		100.4%	102.1%	+ 1.7%	100.4%	102.1%	+ 1.7%
Days on Market Until Sale		44	26	- 40.9%	44	26	- 40.9%
Inventory of Homes for Sale		19	20	+ 5.3%	--	--	--
Months Supply of Inventory		1.1	1.1	0.0%	--	--	--

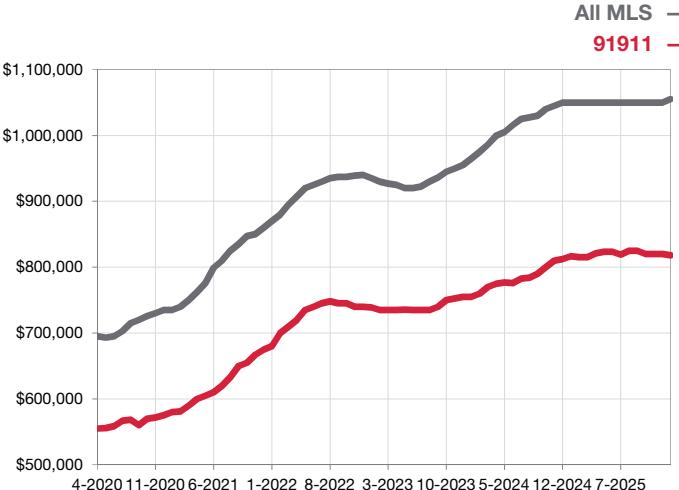
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		11	18	+ 63.6%	11	18	+ 63.6%
Pending Sales		6	8	+ 33.3%	6	8	+ 33.3%
Closed Sales		9	6	- 33.3%	9	6	- 33.3%
Median Sales Price*		\$600,000	\$542,000	- 9.7%	\$600,000	\$542,000	- 9.7%
Percent of Original List Price Received*		98.3%	96.8%	- 1.5%	98.3%	96.8%	- 1.5%
Days on Market Until Sale		39	42	+ 7.7%	39	42	+ 7.7%
Inventory of Homes for Sale		12	33	+ 175.0%	--	--	--
Months Supply of Inventory		1.5	4.2	+ 180.0%	--	--	--

* 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

