

Local Market Update for November 2025

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

91911

Chula Vista South

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		22	22	0.0%	228	256	+ 12.3%
Pending Sales		16	17	+ 6.3%	192	190	- 1.0%
Closed Sales		12	19	+ 58.3%	189	181	- 4.2%
Median Sales Price*		\$818,563	\$875,000	+ 6.9%	\$815,000	\$821,500	+ 0.8%
Percent of Original List Price Received*		107.4%	103.0%	- 4.1%	101.6%	100.4%	- 1.2%
Days on Market Until Sale		32	23	- 28.1%	27	30	+ 11.1%
Inventory of Homes for Sale		23	29	+ 26.1%	--	--	--
Months Supply of Inventory		1.4	1.7	+ 21.4%	--	--	--

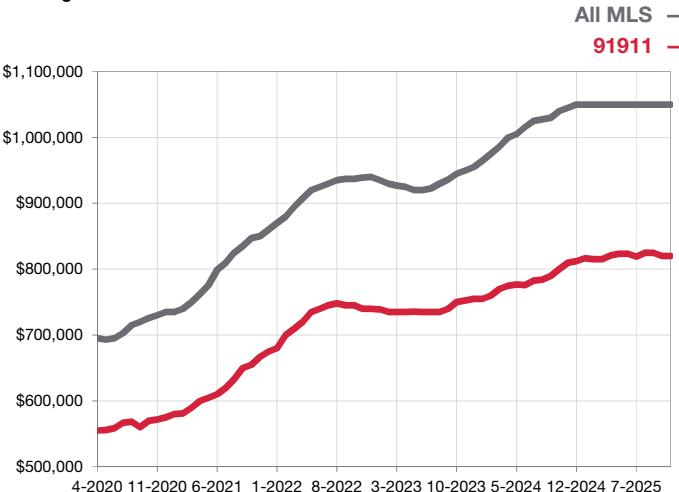
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		8	15	+ 87.5%	127	150	+ 18.1%
Pending Sales		7	7	0.0%	89	87	- 2.2%
Closed Sales		6	3	- 50.0%	89	82	- 7.9%
Median Sales Price*		\$568,000	\$589,900	+ 3.9%	\$540,000	\$600,000	+ 11.1%
Percent of Original List Price Received*		99.3%	97.8%	- 1.5%	99.8%	99.7%	- 0.1%
Days on Market Until Sale		33	39	+ 18.2%	34	39	+ 14.7%
Inventory of Homes for Sale		19	31	+ 63.2%	--	--	--
Months Supply of Inventory		2.4	3.8	+ 58.3%	--	--	--

* 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

