

Local Market Update for May 2020

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

91914

Chula Vista NE

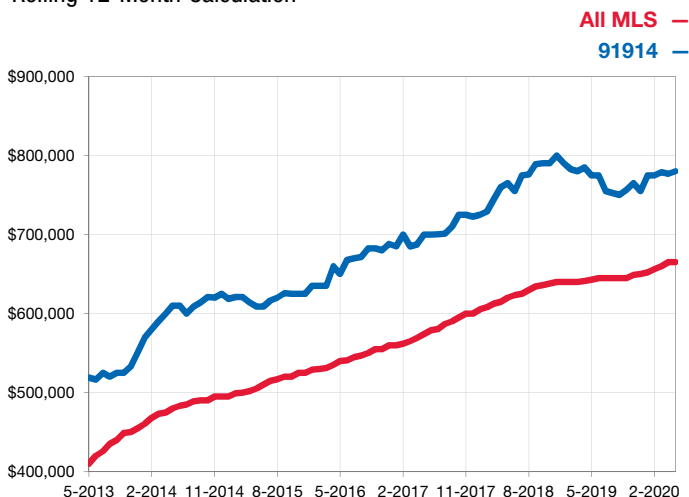
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	20	7	- 65.0%	117	70	- 40.2%
Pending Sales	22	14	- 36.4%	92	60	- 34.8%
Closed Sales	22	3	- 86.4%	84	48	- 42.9%
Median Sales Price*	\$752,500	\$705,000	- 6.3%	\$752,500	\$801,000	+ 6.4%
Percent of Original List Price Received*	99.1%	99.6%	+ 0.5%	97.7%	98.2%	+ 0.5%
Days on Market Until Sale	17	30	+ 76.5%	36	30	- 16.7%
Inventory of Homes for Sale	29	12	- 58.6%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--

* 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.

Townhouse-Condo	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	7	8	+ 14.3%	35	27	- 22.9%
Pending Sales	10	6	- 40.0%	30	23	- 23.3%
Closed Sales	7	7	0.0%	22	21	- 4.5%
Median Sales Price*	\$435,000	\$470,000	+ 8.0%	\$426,250	\$440,000	+ 3.2%
Percent of Original List Price Received*	100.8%	100.7%	- 0.1%	103.3%	100.5%	- 2.7%
Days on Market Until Sale	28	13	- 53.6%	32	10	- 68.8%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.2	1.1	+ 450.0%	--	--	--

* 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

