

Local Market Update for May 2025

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

91910

Chula Vista North

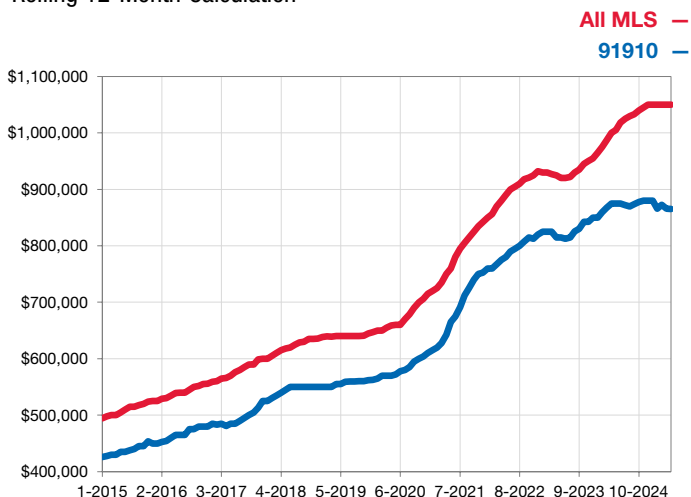
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	22	26	+ 18.2%	107	107	0.0%
Pending Sales	14	23	+ 64.3%	83	73	- 12.0%
Closed Sales	17	17	0.0%	77	66	- 14.3%
Median Sales Price*	\$890,000	\$890,000	0.0%	\$899,900	\$867,500	- 3.6%
Percent of Original List Price Received*	99.3%	102.7%	+ 3.4%	100.0%	100.4%	+ 0.4%
Days on Market Until Sale	15	19	+ 26.7%	34	25	- 26.5%
Inventory of Homes for Sale	27	33	+ 22.2%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	16	10	- 37.5%	72	71	- 1.4%
Pending Sales	15	13	- 13.3%	47	55	+ 17.0%
Closed Sales	8	13	+ 62.5%	38	47	+ 23.7%
Median Sales Price*	\$485,000	\$585,000	+ 20.6%	\$552,500	\$552,000	- 0.1%
Percent of Original List Price Received*	102.7%	100.7%	- 1.9%	101.6%	100.3%	- 1.3%
Days on Market Until Sale	23	36	+ 56.5%	33	28	- 15.2%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--

* 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

