

Local Market Update for October 2021

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

91910

Chula Vista North

| Single Family | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 29 | 42 | + 44.8% | 358 | 417 | + 16.5% |
| Pending Sales | 26 | 39 | + 50.0% | 310 | 360 | + 16.1% |
| Closed Sales | 38 | 39 | + 2.6% | 300 | 345 | + 15.0% |
| Median Sales Price* | \$625,050 | \$760,000 | + 21.6% | \$605,000 | \$750,000 | + 24.0% |
| Percent of Original List Price Received* | 101.0% | 100.6% | - 0.4% | 101.0% | 103.5% | + 2.5% |
| Days on Market Until Sale | 20 | 27 | + 35.0% | 23 | 17 | - 26.1% |
| Inventory of Homes for Sale | 25 | 36 | + 44.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.1 | + 37.5% | -- | -- | -- |

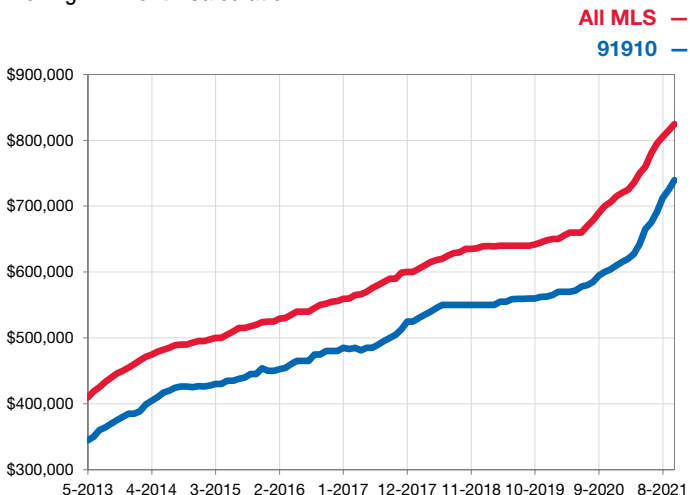
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 16 | 11 | - 31.3% | 148 | 168 | + 13.5% |
| Pending Sales | 16 | 10 | - 37.5% | 122 | 143 | + 17.2% |
| Closed Sales | 12 | 21 | + 75.0% | 114 | 140 | + 22.8% |
| Median Sales Price* | \$380,000 | \$525,000 | + 38.2% | \$370,000 | \$451,000 | + 21.9% |
| Percent of Original List Price Received* | 103.4% | 103.3% | - 0.1% | 100.3% | 103.7% | + 3.4% |
| Days on Market Until Sale | 14 | 24 | + 71.4% | 25 | 18 | - 28.0% |
| Inventory of Homes for Sale | 12 | 8 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.6 | - 40.0% | -- | -- | -- |

* 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

