

Local Market Update for February 2025

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

91910

Chula Vista North

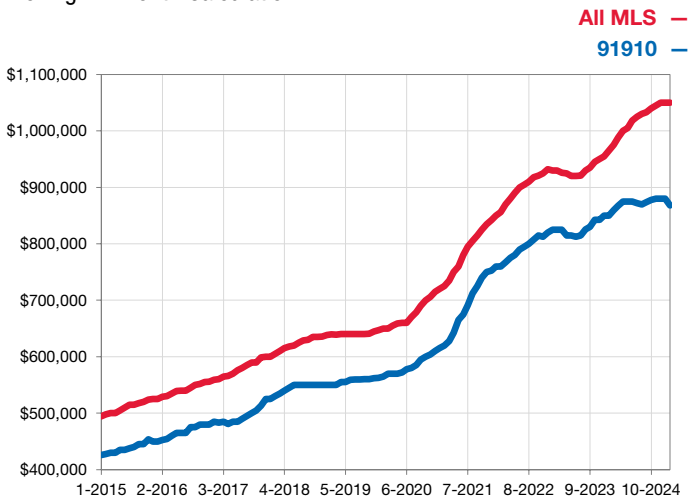
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	15	17	+ 13.3%	39	32	- 17.9%
Pending Sales	15	6	- 60.0%	38	21	- 44.7%
Closed Sales	22	8	- 63.6%	32	22	- 31.3%
Median Sales Price*	\$905,000	\$835,000	- 7.7%	\$892,500	\$847,500	- 5.0%
Percent of Original List Price Received*	100.7%	98.6%	- 2.1%	99.7%	99.0%	- 0.7%
Days on Market Until Sale	42	52	+ 23.8%	52	33	- 36.5%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	11	12	+ 9.1%	23	30	+ 30.4%
Pending Sales	9	13	+ 44.4%	16	21	+ 31.3%
Closed Sales	9	9	0.0%	17	12	- 29.4%
Median Sales Price*	\$530,000	\$552,000	+ 4.2%	\$540,000	\$541,500	+ 0.3%
Percent of Original List Price Received*	100.5%	102.1%	+ 1.6%	100.6%	98.4%	- 2.2%
Days on Market Until Sale	16	14	- 12.5%	21	38	+ 81.0%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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

