

Local Market Update for March 2025

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

91911

Chula Vista South

Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	27	23	- 14.8%	69	58	- 15.9%
Pending Sales	17	13	- 23.5%	55	39	- 29.1%
Closed Sales	17	14	- 17.6%	50	34	- 32.0%
Median Sales Price*	\$850,000	\$849,500	- 0.1%	\$799,000	\$817,500	+ 2.3%
Percent of Original List Price Received*	102.3%	99.7%	- 2.5%	101.7%	100.0%	- 1.7%
Days on Market Until Sale	21	28	+ 33.3%	26	34	+ 30.8%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

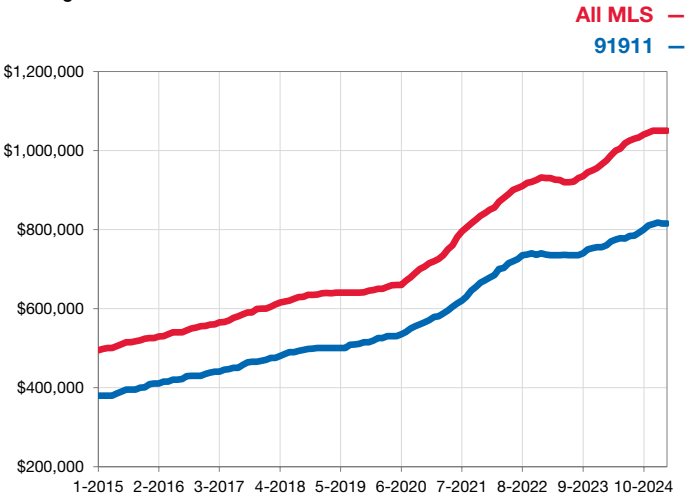
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	11	11	0.0%	42	35	- 16.7%
Pending Sales	11	11	0.0%	30	18	- 40.0%
Closed Sales	15	6	- 60.0%	30	19	- 36.7%
Median Sales Price*	\$530,000	\$672,500	+ 26.9%	\$545,000	\$600,000	+ 10.1%
Percent of Original List Price Received*	100.0%	102.4%	+ 2.4%	99.4%	99.3%	- 0.1%
Days on Market Until Sale	24	26	+ 8.3%	26	37	+ 42.3%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

* 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

