

Local Market Update for November 2024

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

91911

Chula Vista South

Single Family	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	13	18	+ 38.5%	212	239	+ 12.7%
Pending Sales	17	19	+ 11.8%	186	195	+ 4.8%
Closed Sales	11	12	+ 9.1%	181	188	+ 3.9%
Median Sales Price*	\$740,000	\$818,563	+ 10.6%	\$755,000	\$815,000	+ 7.9%
Percent of Original List Price Received*	99.5%	107.4%	+ 7.9%	100.7%	101.5%	+ 0.8%
Days on Market Until Sale	17	32	+ 88.2%	25	27	+ 8.0%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

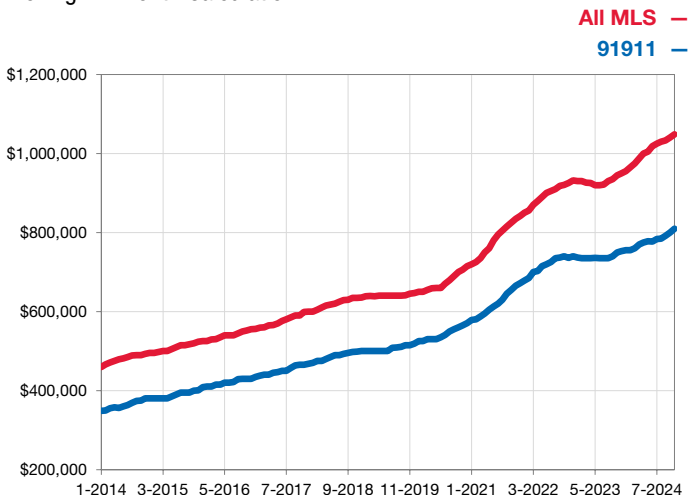
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	11	7	- 36.4%	90	141	+ 56.7%
Pending Sales	9	8	- 11.1%	71	90	+ 26.8%
Closed Sales	5	4	- 20.0%	65	87	+ 33.8%
Median Sales Price*	\$575,000	\$568,000	- 1.2%	\$572,500	\$540,000	- 5.7%
Percent of Original List Price Received*	98.5%	97.0%	- 1.5%	101.2%	99.7%	- 1.5%
Days on Market Until Sale	31	46	+ 48.4%	23	35	+ 52.2%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 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

