

Local Market Update for March 2025

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

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Chula Vista – Eastlake

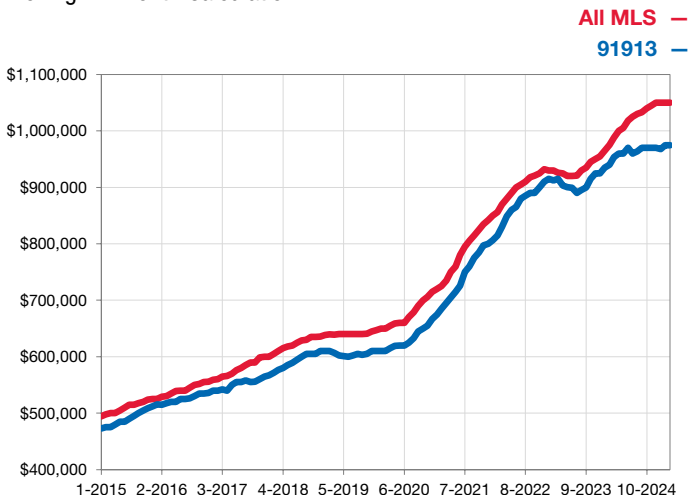
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	14	22	+ 57.1%	72	81	+ 12.5%
Pending Sales	26	21	- 19.2%	71	56	- 21.1%
Closed Sales	31	21	- 32.3%	63	47	- 25.4%
Median Sales Price*	\$995,000	\$1,040,000	+ 4.5%	\$976,000	\$1,100,000	+ 12.7%
Percent of Original List Price Received*	102.3%	100.4%	- 1.9%	101.6%	100.4%	- 1.2%
Days on Market Until Sale	21	25	+ 19.0%	20	33	+ 65.0%
Inventory of Homes for Sale	14	28	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--

* 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	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	14	24	+ 71.4%	63	86	+ 36.5%
Pending Sales	14	25	+ 78.6%	46	61	+ 32.6%
Closed Sales	20	19	- 5.0%	44	46	+ 4.5%
Median Sales Price*	\$692,500	\$660,000	- 4.7%	\$650,700	\$660,000	+ 1.4%
Percent of Original List Price Received*	99.8%	98.9%	- 0.9%	99.5%	99.5%	0.0%
Days on Market Until Sale	19	39	+ 105.3%	27	40	+ 48.1%
Inventory of Homes for Sale	22	37	+ 68.2%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

