

# Local Market Update for May 2025

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

## 91913

Chula Vista – Eastlake

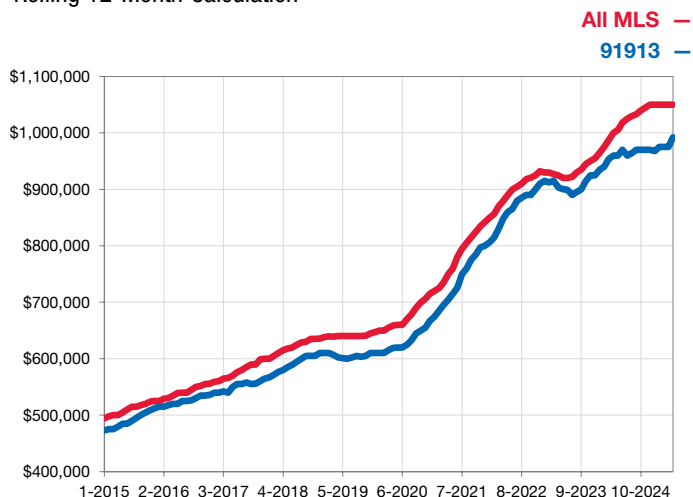
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	26	23	- 11.5%	127	143	+ 12.6%
Pending Sales	17	17	0.0%	99	87	- 12.1%
Closed Sales	13	9	- 30.8%	92	77	- 16.3%
Median Sales Price*	\$920,000	\$1,075,000	+ 16.8%	\$990,000	\$1,040,000	+ 5.1%
Percent of Original List Price Received*	102.1%	100.1%	- 2.0%	101.7%	100.1%	- 1.6%
Days on Market Until Sale	20	25	+ 25.0%	26	29	+ 11.5%
Inventory of Homes for Sale	32	42	+ 31.3%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

\* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	21	22	+ 4.8%	109	146	+ 33.9%
Pending Sales	17	14	- 17.6%	77	94	+ 22.1%
Closed Sales	12	12	0.0%	70	84	+ 20.0%
Median Sales Price*	\$676,000	\$625,000	- 7.5%	\$661,000	\$645,000	- 2.4%
Percent of Original List Price Received*	100.4%	100.2%	- 0.2%	99.6%	99.5%	- 0.1%
Days on Market Until Sale	22	40	+ 81.8%	26	40	+ 53.8%
Inventory of Homes for Sale	25	44	+ 76.0%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--

\* 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.

### Median Sales Price – Single Family Rolling 12-Month Calculation



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

