Local Market Update for February 2026

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

91910

Chula Vista North

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	20	**19**	- 5.0%	35	**39**	+ 11.4%
Pending Sales	7	**17**	+ 142.9%	22	**28**	+ 27.3%
Closed Sales	10	**8**	- 20.0%	24	**19**	- 20.8%
Median Sales Price*	$835,000	**$984,750**	+ 17.9%	$847,500	**$916,500**	+ 8.1%
Percent of Original List Price Received*	98.9%	**99.8%**	+ 0.9%	99.1%	**97.3%**	- 1.8%
Days on Market Until Sale	48	**26**	- 45.8%	33	**36**	+ 9.1%
Inventory of Homes for Sale	25	**23**	- 8.0%	—	—	—
Months Supply of Inventory	1.7	**1.5**	- 11.8%	—	—	—

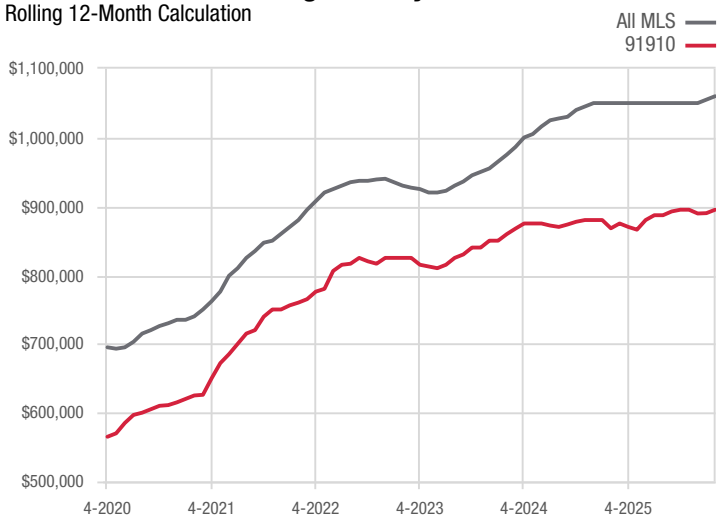
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	13	**12**	- 7.7%	33	**24**	- 27.3%
Pending Sales	12	**2**	- 83.3%	20	**10**	- 50.0%
Closed Sales	9	**5**	- 44.4%	12	**11**	- 8.3%
Median Sales Price*	$552,000	**$560,000**	+ 1.4%	$541,500	**$560,000**	+ 3.4%
Percent of Original List Price Received*	102.1%	**101.3%**	- 0.8%	98.4%	**100.1%**	+ 1.7%
Days on Market Until Sale	14	**22**	+ 57.1%	38	**27**	- 28.9%
Inventory of Homes for Sale	20	**26**	+ 30.0%	—	—	—
Months Supply of Inventory	2.1	**2.9**	+ 38.1%	—	—	—

* 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.

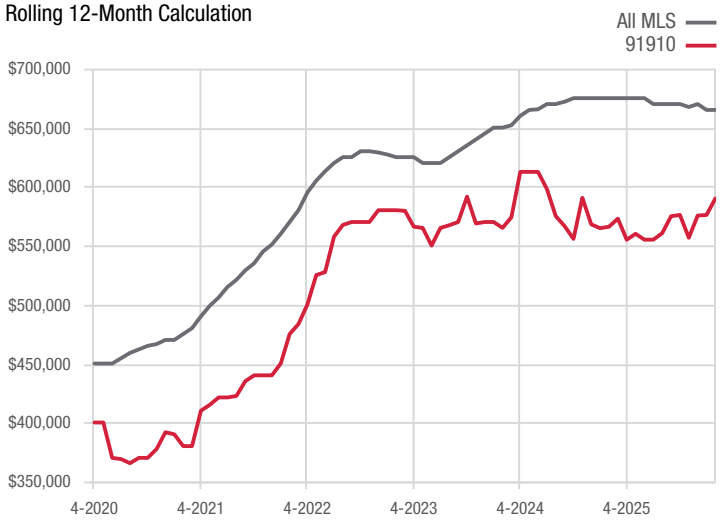
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.