Local Market Update for February 2026

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

91911

Chula Vista South

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	21	**22**	+ 4.8%	36	**41**	+ 13.9%
Pending Sales	15	**15**	0.0%	26	**33**	+ 26.9%
Closed Sales	9	**16**	+ 77.8%	20	**34**	+ 70.0%
Median Sales Price*	$779,000	**$835,000**	+ 7.2%	$793,000	**$820,000**	+ 3.4%
Percent of Original List Price Received*	99.9%	**101.5%**	+ 1.6%	100.2%	**101.8%**	+ 1.6%
Days on Market Until Sale	30	**43**	+ 43.3%	38	**38**	0.0%
Inventory of Homes for Sale	22	**25**	+ 13.6%	—	—	—
Months Supply of Inventory	1.4	**1.4**	0.0%	—	—	—

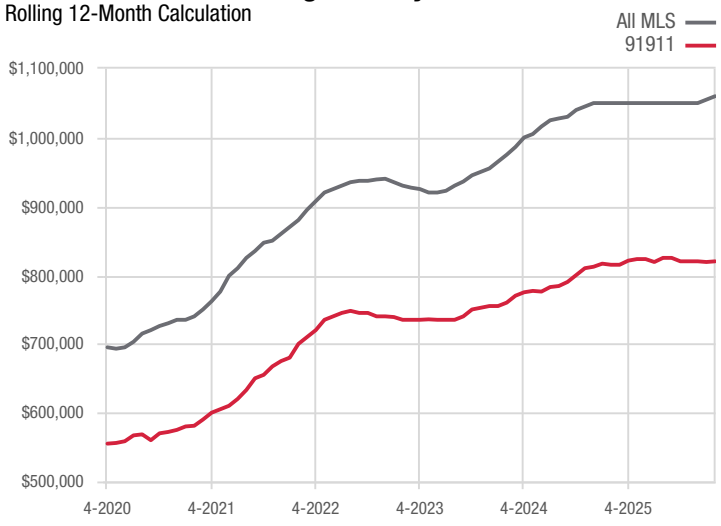
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	21	**15**	- 28.6%	32	**34**	+ 6.3%
Pending Sales	2	**16**	+ 700.0%	8	**24**	+ 200.0%
Closed Sales	4	**8**	+ 100.0%	13	**14**	+ 7.7%
Median Sales Price*	$483,500	**$590,000**	+ 22.0%	$597,000	**$572,000**	- 4.2%
Percent of Original List Price Received*	96.9%	**100.3%**	+ 3.5%	97.9%	**98.8%**	+ 0.9%
Days on Market Until Sale	46	**52**	+ 13.0%	41	**47**	+ 14.6%
Inventory of Homes for Sale	28	**30**	+ 7.1%	—	—	—
Months Supply of Inventory	3.7	**3.3**	- 10.8%	—	—	—

* 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.

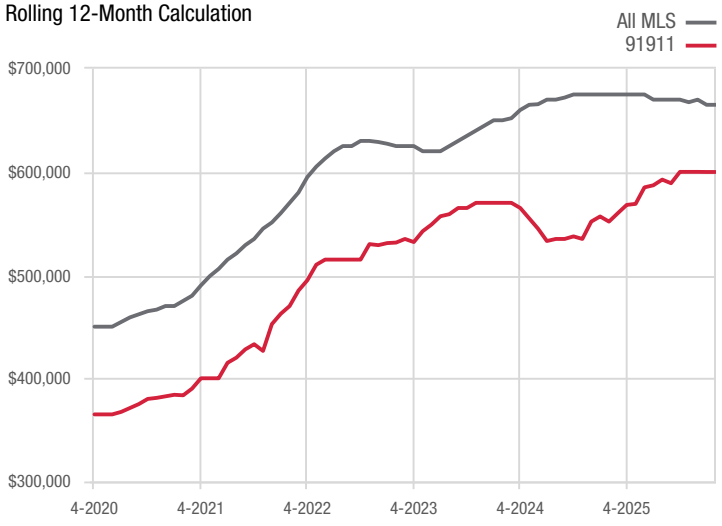
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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.