Local Market Update for February 2026

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

91913

Chula Vista – Eastlake

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	23	**21**	- 8.7%	59	**42**	- 28.8%
Pending Sales	20	**12**	- 40.0%	34	**27**	- 20.6%
Closed Sales	11	**8**	- 27.3%	25	**24**	- 4.0%
Median Sales Price*	$1,145,000	**$977,000**	- 14.7%	$1,100,000	**$977,000**	- 11.2%
Percent of Original List Price Received*	101.1%	**100.6%**	- 0.5%	100.4%	**99.9%**	- 0.5%
Days on Market Until Sale	27	**35**	+ 29.6%	40	**32**	- 20.0%
Inventory of Homes for Sale	32	**37**	+ 15.6%	—	**—**	—
Months Supply of Inventory	1.8	**1.9**	+ 5.6%	—	**—**	—

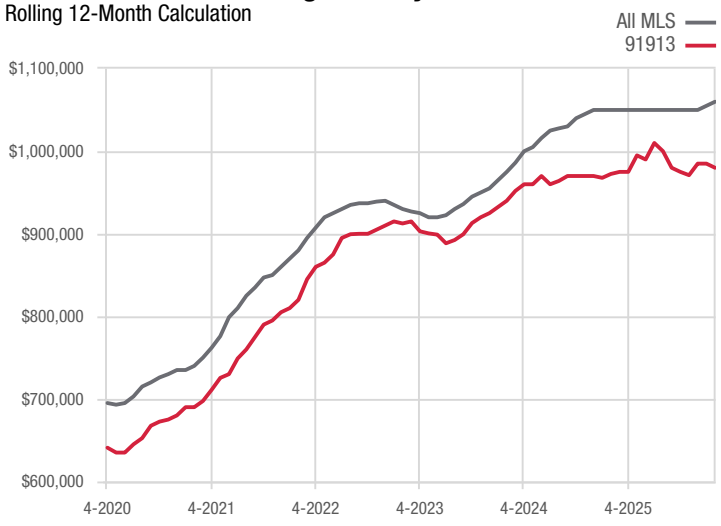
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	34	**14**	- 58.8%	67	**36**	- 46.3%
Pending Sales	20	**20**	0.0%	36	**32**	- 11.1%
Closed Sales	22	**13**	- 40.9%	28	**21**	- 25.0%
Median Sales Price*	$636,500	**$720,000**	+ 13.1%	$636,500	**$720,000**	+ 13.1%
Percent of Original List Price Received*	99.7%	**98.6%**	- 1.1%	100.1%	**98.8%**	- 1.3%
Days on Market Until Sale	40	**89**	+ 122.5%	38	**69**	+ 81.6%
Inventory of Homes for Sale	64	**29**	- 54.7%	—	**—**	—
Months Supply of Inventory	4.1	**1.7**	- 58.5%	—	**—**	—

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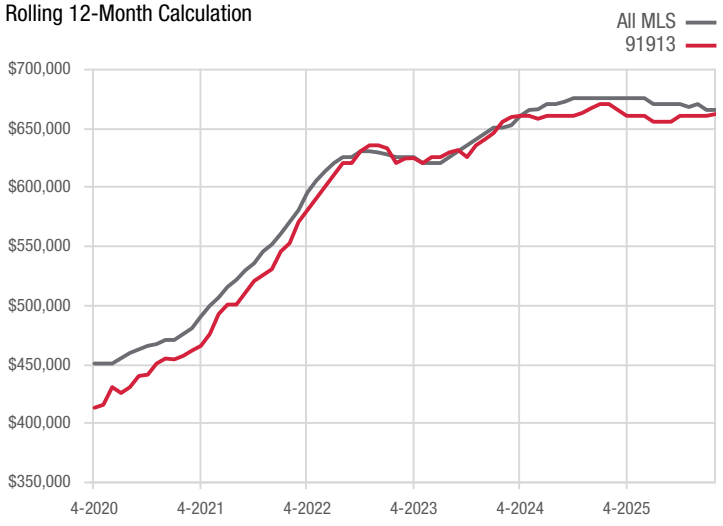
Median Sales Price - Single Family

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.