Local Market Update for February 2026

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

91914

Chula Vista NE

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	14	**8**	- 42.9%	21	**12**	- 42.9%
Pending Sales	4	**3**	- 25.0%	11	**5**	- 54.5%
Closed Sales	6	**3**	- 50.0%	11	**6**	- 45.5%
Median Sales Price*	$1,297,568	**$1,700,000**	+ 31.0%	$1,275,000	**$1,647,500**	+ 29.2%
Percent of Original List Price Received*	97.4%	**89.8%**	- 7.8%	98.3%	**92.8%**	- 5.6%
Days on Market Until Sale	30	**66**	+ 120.0%	42	**60**	+ 42.9%
Inventory of Homes for Sale	19	**11**	- 42.1%	—	—	—
Months Supply of Inventory	2.5	**1.8**	- 28.0%	—	—	—

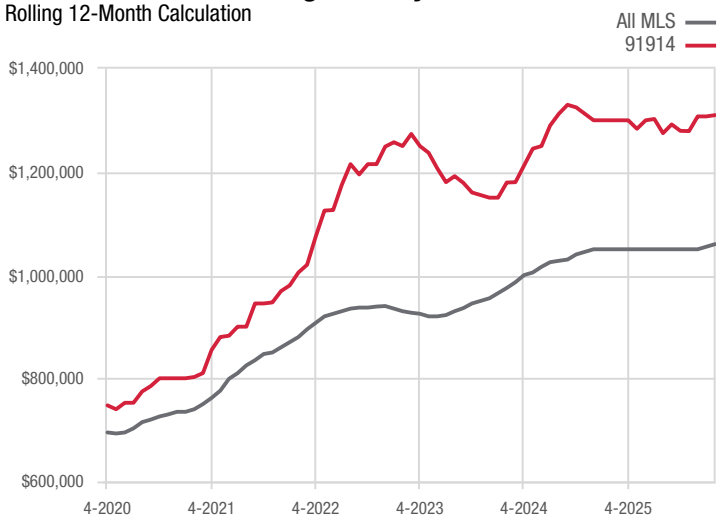
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	4	**2**	- 50.0%	6	**7**	+ 16.7%
Pending Sales	4	**2**	- 50.0%	6	**3**	- 50.0%
Closed Sales	1	**1**	0.0%	2	**2**	0.0%
Median Sales Price*	$650,000	**$729,000**	+ 12.2%	$664,500	**$672,000**	+ 1.1%
Percent of Original List Price Received*	100.9%	**101.4%**	+ 0.5%	99.7%	**102.0%**	+ 2.3%
Days on Market Until Sale	7	**26**	+ 271.4%	79	**48**	- 39.2%
Inventory of Homes for Sale	3	**7**	+ 133.3%	—	—	—
Months Supply of Inventory	0.9	**2.7**	+ 200.0%	—	—	—

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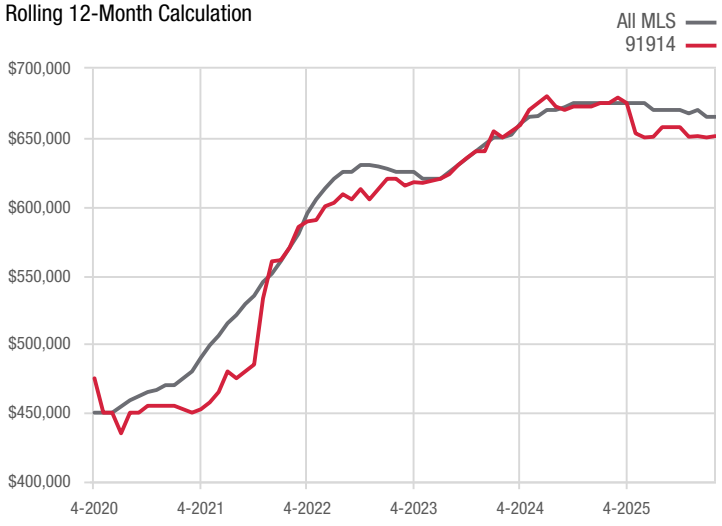
Median Sales Price - Single Family

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.