Local Market Update for February 2026

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

91915

Chula Vista SE

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	14	**13**	- 7.1%	27	**32**	+ 18.5%
Pending Sales	10	**16**	+ 60.0%	17	**22**	+ 29.4%
Closed Sales	8	**9**	+ 12.5%	12	**14**	+ 16.7%
Median Sales Price*	$928,500	**$885,000**	- 4.7%	$928,500	**$926,250**	- 0.2%
Percent of Original List Price Received*	99.7%	**98.1%**	- 1.6%	99.6%	**97.7%**	- 1.9%
Days on Market Until Sale	21	**43**	+ 104.8%	26	**37**	+ 42.3%
Inventory of Homes for Sale	17	**11**	- 35.3%	—	—	—
Months Supply of Inventory	1.7	**1.0**	- 41.2%	—	—	—

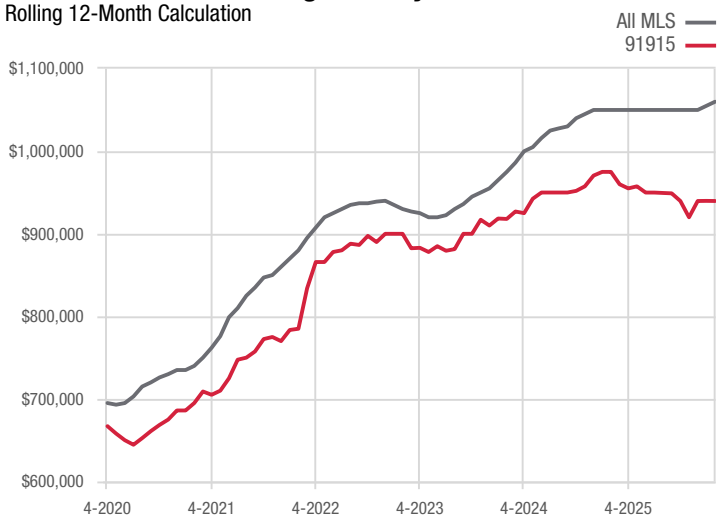
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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New Listings	14	**13**	- 7.1%	28	**22**	- 21.4%
Pending Sales	14	**11**	- 21.4%	22	**18**	- 18.2%
Closed Sales	8	**7**	- 12.5%	11	**15**	+ 36.4%
Median Sales Price*	$690,000	**$640,000**	- 7.2%	$706,000	**$652,000**	- 7.6%
Percent of Original List Price Received*	100.0%	**99.1%**	- 0.9%	100.1%	**99.6%**	- 0.5%
Days on Market Until Sale	40	**46**	+ 15.0%	35	**43**	+ 22.9%
Inventory of Homes for Sale	24	**19**	- 20.8%	—	—	—
Months Supply of Inventory	2.1	**1.8**	- 14.3%	—	—	—

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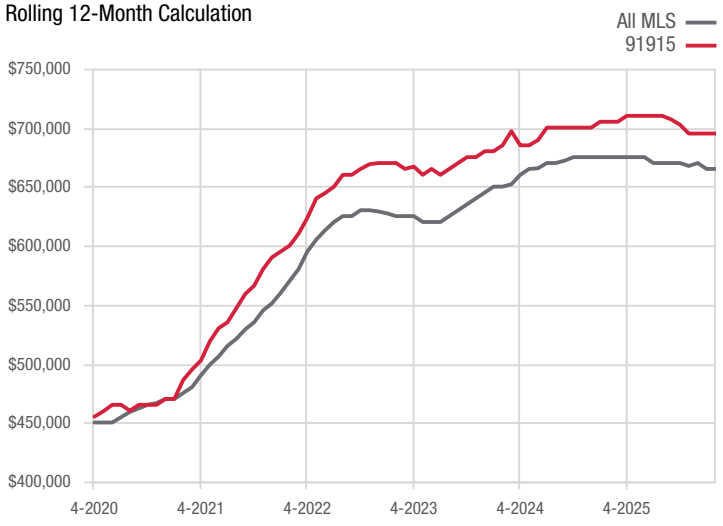
Median Sales Price - Single Family

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.