Local Market Update for May 2026

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

91911

Chula Vista South

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	27	**25**	- 7.4%	110	**114**	+ 3.6%
Pending Sales	19	**24**	+ 26.3%	76	**96**	+ 26.3%
Closed Sales	16	**22**	+ 37.5%	71	**92**	+ 29.6%
Median Sales Price*	$825,000	**$855,000**	+ 3.6%	$830,500	**$825,000**	- 0.7%
Percent of Original List Price Received*	99.8%	**99.2%**	- 0.6%	100.3%	**100.0%**	- 0.3%
Days on Market Until Sale	19	**27**	+ 42.1%	31	**35**	+ 12.9%
Inventory of Homes for Sale	36	**23**	- 36.1%	—	—	—
Months Supply of Inventory	2.3	**1.2**	- 47.8%	—	—	—

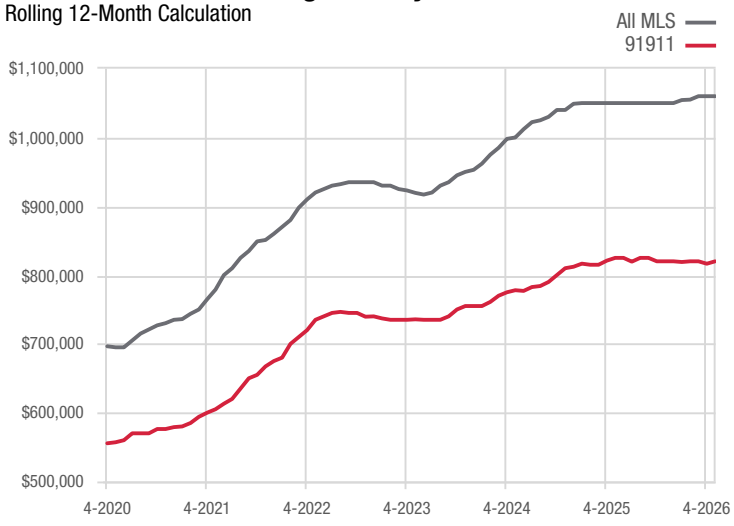
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	16	**15**	- 6.3%	69	**82**	+ 18.8%
Pending Sales	12	**13**	+ 8.3%	40	**65**	+ 62.5%
Closed Sales	12	**6**	- 50.0%	38	**55**	+ 44.7%
Median Sales Price*	$581,000	**$667,500**	+ 14.9%	$598,500	**$620,000**	+ 3.6%
Percent of Original List Price Received*	98.3%	**100.6%**	+ 2.3%	99.4%	**99.5%**	+ 0.1%
Days on Market Until Sale	51	**23**	- 54.9%	42	**44**	+ 4.8%
Inventory of Homes for Sale	20	**24**	+ 20.0%	—	—	—
Months Supply of Inventory	2.6	**2.4**	- 7.7%	—	—	—

* 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.

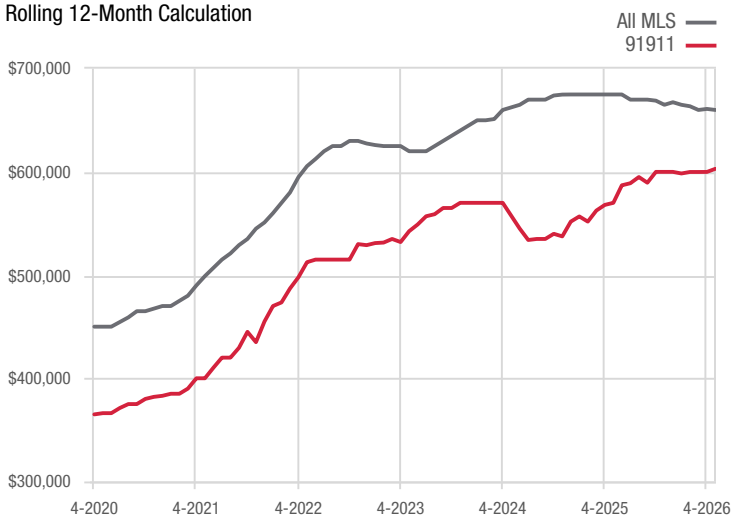
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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