Local Market Update for July 2026

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

91910

Chula Vista North

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	28	**26**	- 7.1%	162	**172**	+ 6.2%
Pending Sales	17	**18**	+ 5.9%	101	**117**	+ 15.8%
Closed Sales	11	**22**	+ 100.0%	94	**113**	+ 20.2%
Median Sales Price*	$905,000	**$972,500**	+ 7.5%	$895,000	**$916,500**	+ 2.4%
Percent of Original List Price Received*	99.5%	**99.2%**	- 0.3%	100.2%	**99.6%**	- 0.6%
Days on Market Until Sale	19	**43**	+ 126.3%	25	**26**	+ 4.0%
Inventory of Homes for Sale	49	**40**	- 18.4%	—	—	—
Months Supply of Inventory	3.5	**2.5**	- 28.6%	—	—	—

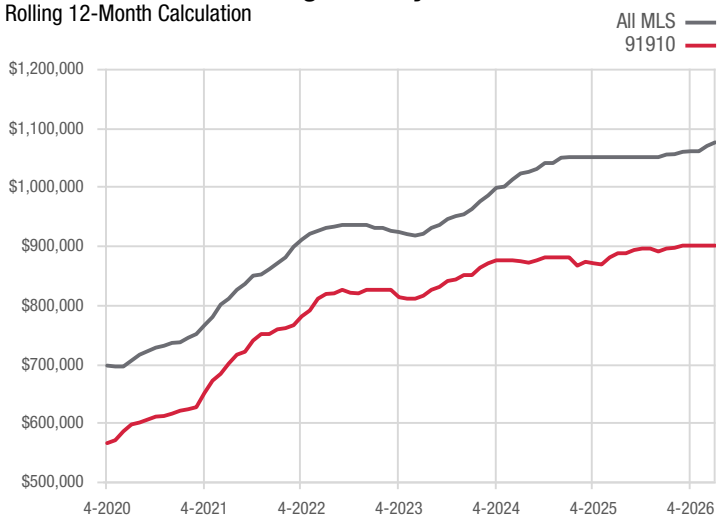
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	15	**24**	+ 60.0%	102	**124**	+ 21.6%
Pending Sales	11	**7**	- 36.4%	72	**68**	- 5.6%
Closed Sales	4	**13**	+ 225.0%	65	**63**	- 3.1%
Median Sales Price*	$719,950	**$590,000**	- 18.0%	$550,000	**$650,000**	+ 18.2%
Percent of Original List Price Received*	100.7%	**98.9%**	- 1.8%	100.1%	**99.1%**	- 1.0%
Days on Market Until Sale	16	**48**	+ 200.0%	27	**42**	+ 55.6%
Inventory of Homes for Sale	24	**30**	+ 25.0%	—	—	—
Months Supply of Inventory	2.5	**3.2**	+ 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.

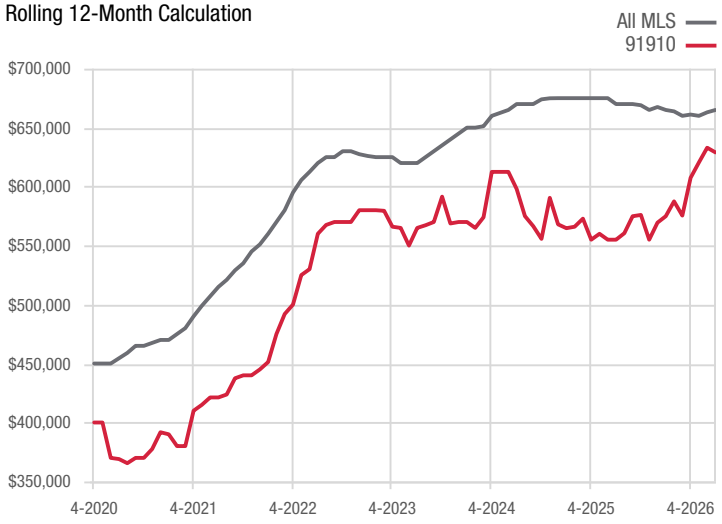
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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