# Local Market Update for July 2026

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

# 91913

## Chula Vista – Eastlake

| Detached | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 35 | **32** | - 8.6% | 220 | **231** | + 5.0% |
| Pending Sales | 18 | **25** | + 38.9% | 125 | **158** | + 26.4% |
| Closed Sales | 21 | **24** | + 14.3% | 116 | **146** | + 25.9% |
| Median Sales Price* | $1,040,000 | **$1,025,000** | - 1.4% | $1,037,538 | **$1,015,000** | - 2.2% |
| Percent of Original List Price Received* | 98.1% | **100.9%** | + 2.9% | 99.5% | **100.2%** | + 0.7% |
| Days on Market Until Sale | 32 | **38** | + 18.8% | 29 | **32** | + 10.3% |
| Inventory of Homes for Sale | 64 | **49** | - 23.4% | — | **—** | — |
| Months Supply of Inventory | 3.9 | **2.1** | - 46.2% | — | **—** | — |

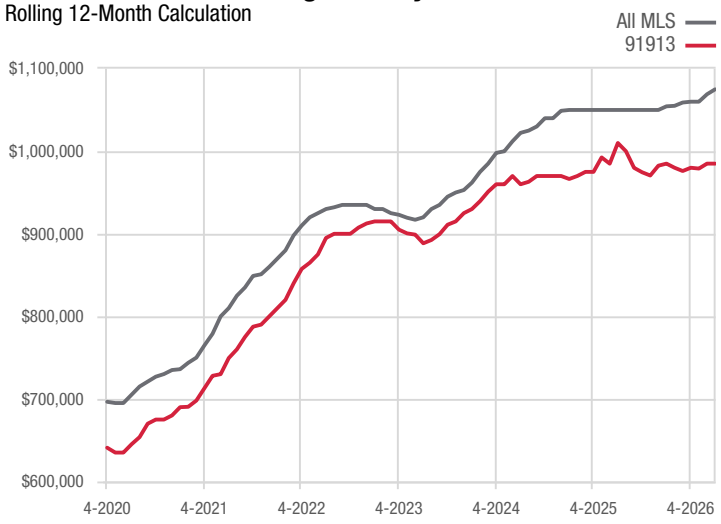
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 39 | **26** | - 33.3% | 223 | **178** | - 20.2% |
| Pending Sales | 24 | **12** | - 50.0% | 129 | **108** | - 16.3% |
| Closed Sales | 15 | **12** | - 20.0% | 116 | **107** | - 7.8% |
| Median Sales Price* | $682,000 | **$647,500** | - 5.1% | $650,000 | **$660,000** | + 1.5% |
| Percent of Original List Price Received* | 97.0% | **97.9%** | + 0.9% | 99.1% | **99.5%** | + 0.4% |
| Days on Market Until Sale | 50 | **46** | - 8.0% | 42 | **53** | + 26.2% |
| Inventory of Homes for Sale | 62 | **54** | - 12.9% | — | **—** | — |
| Months Supply of Inventory | 3.6 | **3.4** | - 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.

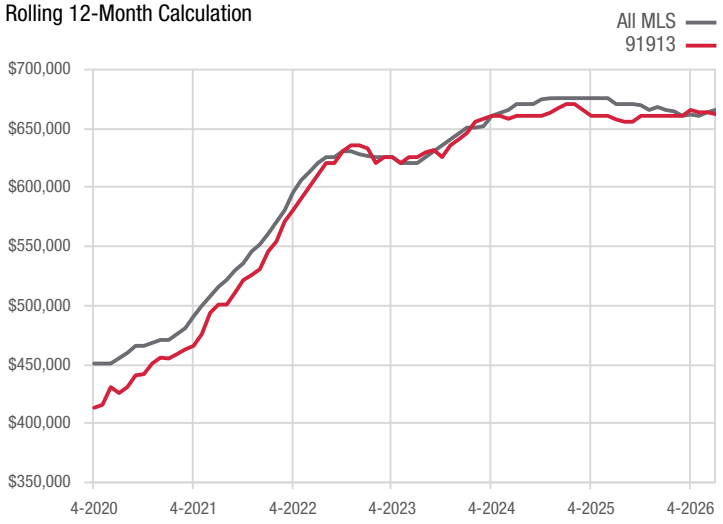
### Median Sales Price - Single Family

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.