Local Market Update for July 2026

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

91914

Chula Vista NE

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	12	**8**	- 33.3%	84	**84**	0.0%
Pending Sales	9	**8**	- 11.1%	50	**55**	+ 10.0%
Closed Sales	6	**13**	+ 116.7%	47	**49**	+ 4.3%
Median Sales Price*	$1,240,000	**$1,375,000**	+ 10.9%	$1,315,068	**$1,320,000**	+ 0.4%
Percent of Original List Price Received*	96.0%	**95.1%**	- 0.9%	97.5%	**97.0%**	- 0.5%
Days on Market Until Sale	40	**59**	+ 47.5%	40	**36**	- 10.0%
Inventory of Homes for Sale	26	**16**	- 38.5%	—	—	—
Months Supply of Inventory	3.6	**2.3**	- 36.1%	—	—	—

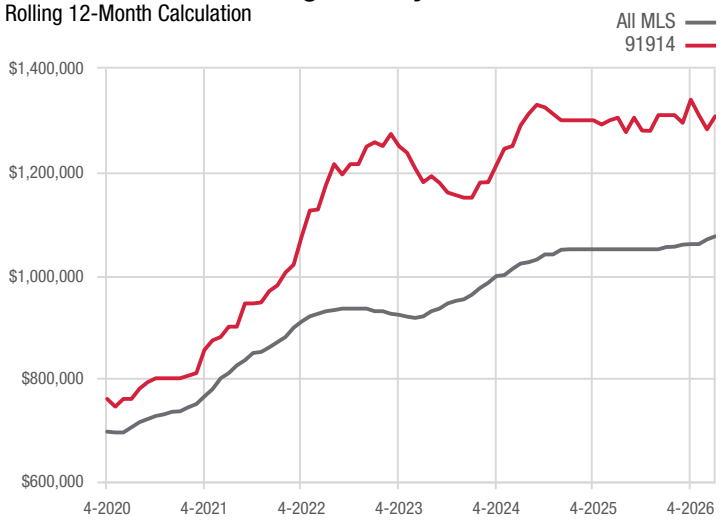
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	4	**3**	- 25.0%	29	**25**	- 13.8%
Pending Sales	6	**0**	- 100.0%	21	**19**	- 9.5%
Closed Sales	2	**2**	0.0%	13	**21**	+ 61.5%
Median Sales Price*	$672,500	**$867,500**	+ 29.0%	$651,000	**$690,000**	+ 6.0%
Percent of Original List Price Received*	96.4%	**93.2%**	- 3.3%	98.9%	**99.4%**	+ 0.5%
Days on Market Until Sale	24	**34**	+ 41.7%	41	**30**	- 26.8%
Inventory of Homes for Sale	7	**5**	- 28.6%	—	—	—
Months Supply of Inventory	2.1	**1.7**	- 19.0%	—	—	—

* 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.

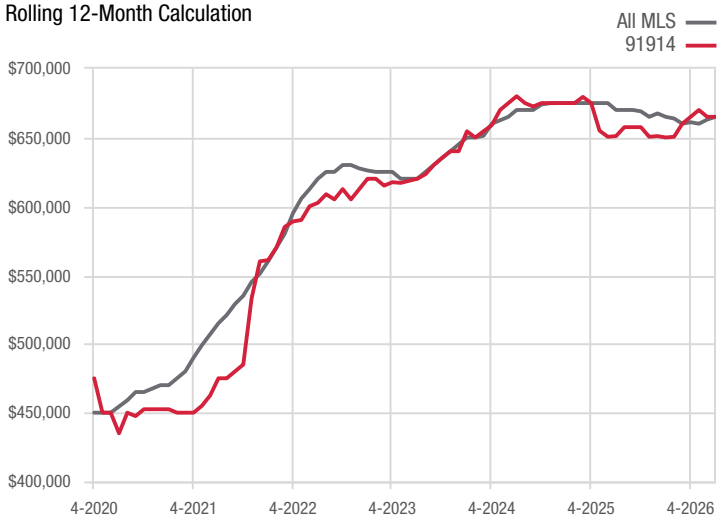
Median Sales Price - Single Family

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.