Local Market Update for July 2026

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

91915

Chula Vista SE

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	23	**11**	- 52.2%	120	**88**	- 26.7%
Pending Sales	8	**13**	+ 62.5%	75	**70**	- 6.7%
Closed Sales	12	**14**	+ 16.7%	70	**68**	- 2.9%
Median Sales Price*	$889,850	**$1,082,500**	+ 21.6%	$917,250	**$1,010,200**	+ 10.1%
Percent of Original List Price Received*	99.0%	**99.7%**	+ 0.7%	99.5%	**100.1%**	+ 0.6%
Days on Market Until Sale	42	**19**	- 54.8%	30	**23**	- 23.3%
Inventory of Homes for Sale	32	**13**	- 59.4%	—	—	—
Months Supply of Inventory	3.2	**1.3**	- 59.4%	—	—	—

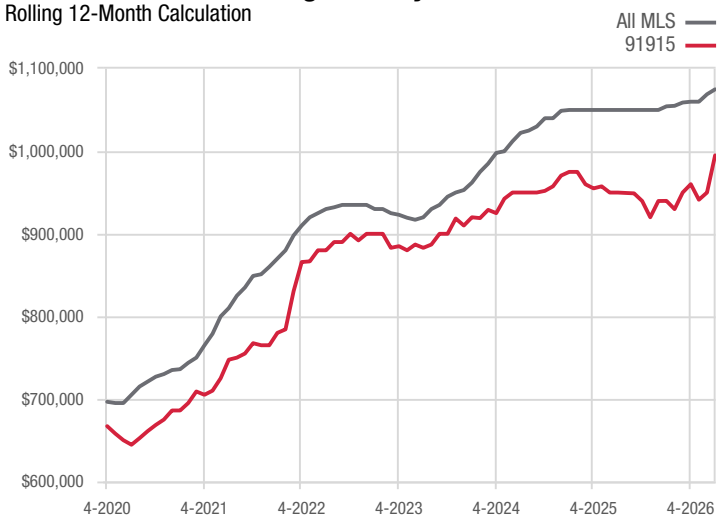
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	25	**15**	- 40.0%	120	**126**	+ 5.0%
Pending Sales	12	**12**	0.0%	76	**88**	+ 15.8%
Closed Sales	8	**16**	+ 100.0%	69	**82**	+ 18.8%
Median Sales Price*	$683,500	**$650,000**	- 4.9%	$700,000	**$685,000**	- 2.1%
Percent of Original List Price Received*	95.9%	**100.4%**	+ 4.7%	98.6%	**99.5%**	+ 0.9%
Days on Market Until Sale	51	**29**	- 43.1%	45	**38**	- 15.6%
Inventory of Homes for Sale	40	**32**	- 20.0%	—	—	—
Months Supply of Inventory	3.9	**2.6**	- 33.3%	—	—	—

* 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.

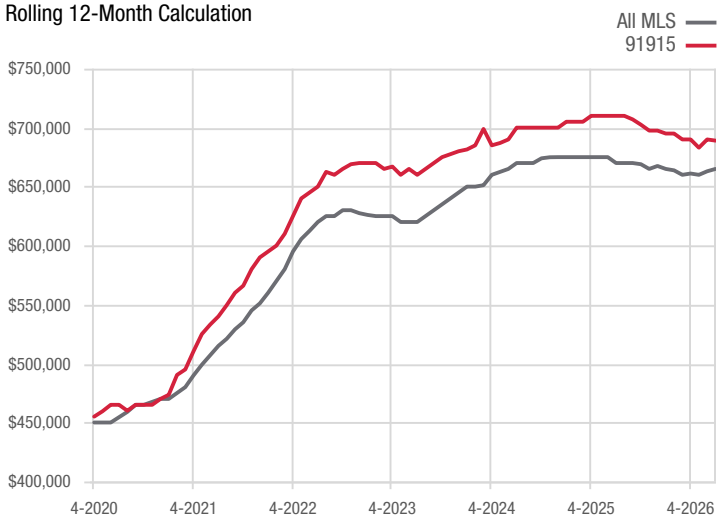
Median Sales Price - Single Family

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.