Local Market Update for August 2026

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

91913

Chula Vista – Eastlake

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	29	**28**	- 3.4%	247	**266**	+ 7.7%
Pending Sales	35	**23**	- 34.3%	160	**182**	+ 13.8%
Closed Sales	28	**28**	0.0%	144	**175**	+ 21.5%
Median Sales Price*	$937,500	**$987,500**	+ 5.3%	$1,010,000	**$1,015,000**	+ 0.5%
Percent of Original List Price Received*	97.9%	**100.1%**	+ 2.2%	99.2%	**100.3%**	+ 1.1%
Days on Market Until Sale	37	**27**	- 27.0%	30	**31**	+ 3.3%
Inventory of Homes for Sale	45	**43**	- 4.4%	—	—	—
Months Supply of Inventory	2.5	**2.0**	- 20.0%	—	—	—

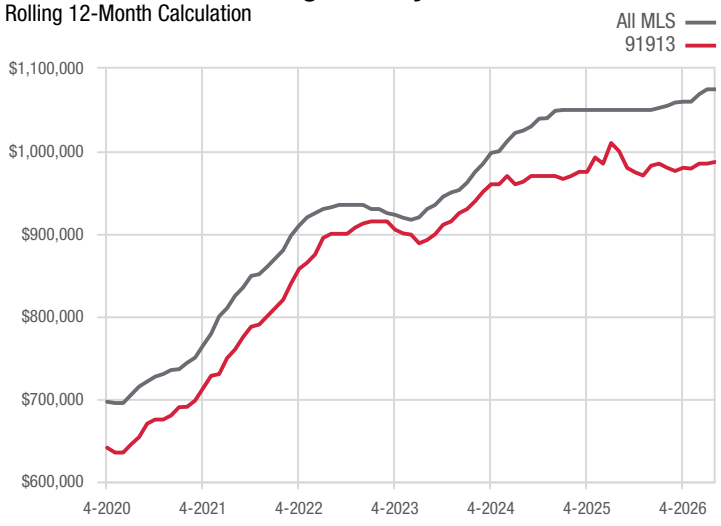
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	31	**18**	- 41.9%	251	**204**	- 18.7%
Pending Sales	19	**18**	- 5.3%	148	**127**	- 14.2%
Closed Sales	21	**11**	- 47.6%	137	**119**	- 13.1%
Median Sales Price*	$700,000	**$602,500**	- 13.9%	$655,000	**$652,628**	- 0.4%
Percent of Original List Price Received*	98.6%	**100.1%**	+ 1.5%	99.1%	**99.6%**	+ 0.5%
Days on Market Until Sale	48	**77**	+ 60.4%	43	**58**	+ 34.9%
Inventory of Homes for Sale	52	**44**	- 15.4%	—	—	—
Months Supply of Inventory	3.0	**2.8**	- 6.7%	—	—	—

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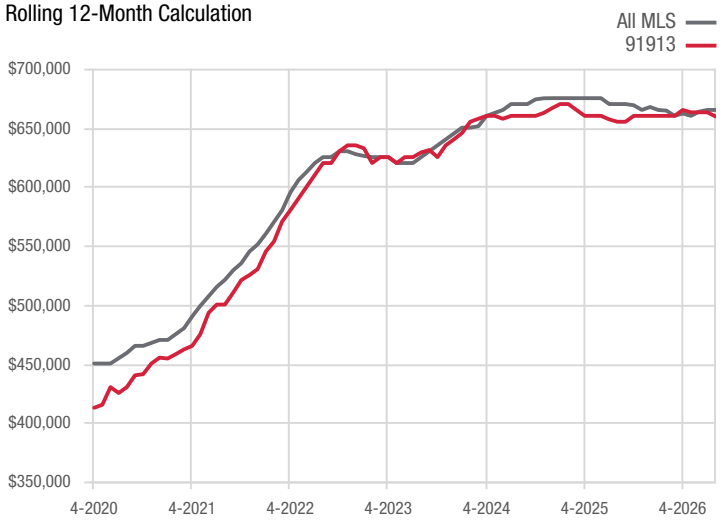
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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