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Chula Vista North

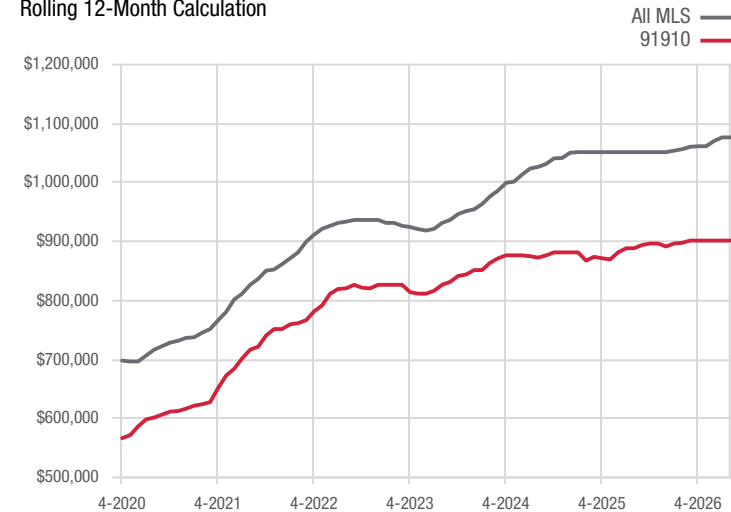
Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	22	21	- 4.5%	180	192	+ 6.7%
Pending Sales	25	22	- 12.0%	126	138	+ 9.5%
Closed Sales	22	15	- 31.8%	116	128	+ 10.3%
Median Sales Price*	\$868,889	\$840,000	- 3.3%	\$892,500	\$915,000	+ 2.5%
Percent of Original List Price Received*	98.2%	99.5%	+ 1.3%	99.8%	99.6%	- 0.2%
Days on Market Until Sale	33	37	+ 12.1%	26	28	+ 7.7%
Inventory of Homes for Sale	35	30	- 14.3%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

* 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	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	18	16	- 11.1%	119	143	+ 20.2%
Pending Sales	7	14	+ 100.0%	79	81	+ 2.5%
Closed Sales	7	13	+ 85.7%	72	77	+ 6.9%
Median Sales Price*	\$635,000	\$639,900	+ 0.8%	\$553,500	\$648,750	+ 17.2%
Percent of Original List Price Received*	98.6%	97.7%	- 0.9%	100.0%	98.8%	- 1.2%
Days on Market Until Sale	19	25	+ 31.6%	26	38	+ 46.2%
Inventory of Homes for Sale	30	30	0.0%	—	—	—
Months Supply of Inventory	3.3	3.0	- 9.1%	—	—	—

* 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

