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Chula Vista South

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	20	17	- 15.0%	184	183	- 0.5%
Pending Sales	22	9	- 59.1%	130	139	+ 6.9%
Closed Sales	14	12	- 14.3%	117	145	+ 23.9%
Median Sales Price*	\$853,700	\$815,000	- 4.5%	\$830,000	\$820,000	- 1.2%
Percent of Original List Price Received*	98.2%	99.8%	+ 1.6%	99.9%	100.3%	+ 0.4%
Days on Market Until Sale	21	22	+ 4.8%	28	29	+ 3.6%
Inventory of Homes for Sale	33	27	- 18.2%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

* 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.

Attached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	16	22	+ 37.5%	109	145	+ 33.0%
Pending Sales	7	6	- 14.3%	64	89	+ 39.1%
Closed Sales	7	7	0.0%	61	81	+ 32.8%
Median Sales Price*	\$699,422	\$699,000	- 0.1%	\$600,000	\$610,000	+ 1.7%
Percent of Original List Price Received*	101.4%	99.1%	- 2.3%	99.9%	99.3%	- 0.6%
Days on Market Until Sale	37	25	- 32.4%	40	43	+ 7.5%
Inventory of Homes for Sale	29	40	+ 37.9%	—	—	—
Months Supply of Inventory	3.6	4.0	+ 11.1%	—	—	—

* 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.

