Local Market Update for October 2026

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

91910

Chula Vista North

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	21	**22**	+ 4.8%	225	**239**	+ 6.2%
Pending Sales	14	**15**	+ 7.1%	152	**169**	+ 11.2%
Closed Sales	12	**21**	+ 75.0%	150	**165**	+ 10.0%
Median Sales Price*	$897,500	**$940,000**	+ 4.7%	$897,000	**$920,000**	+ 2.6%
Percent of Original List Price Received*	99.2%	**98.8%**	- 0.4%	99.6%	**99.8%**	+ 0.2%
Days on Market Until Sale	52	**32**	- 38.5%	32	**27**	- 15.6%
Inventory of Homes for Sale	34	**29**	- 14.7%	—	**—**	—
Months Supply of Inventory	2.3	**1.8**	- 21.7%	—	**—**	—

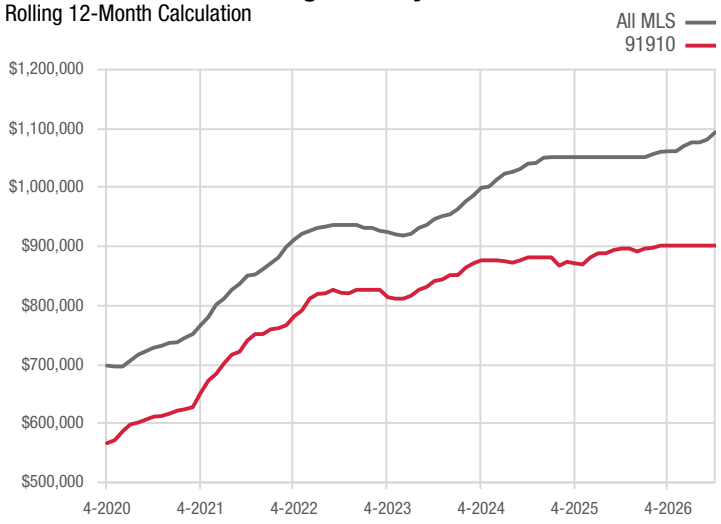
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**11**	+ 83.3%	142	**169**	+ 19.0%
Pending Sales	15	**12**	- 20.0%	106	**101**	- 4.7%
Closed Sales	14	**7**	- 50.0%	94	**93**	- 1.1%
Median Sales Price*	$626,500	**$600,000**	- 4.2%	$562,500	**$637,900**	+ 13.4%
Percent of Original List Price Received*	97.6%	**98.7%**	+ 1.1%	99.5%	**98.6%**	- 0.9%
Days on Market Until Sale	56	**24**	- 57.1%	31	**37**	+ 19.4%
Inventory of Homes for Sale	20	**29**	+ 45.0%	—	**—**	—
Months Supply of Inventory	2.1	**3.1**	+ 47.6%	—	**—**	—

* 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.

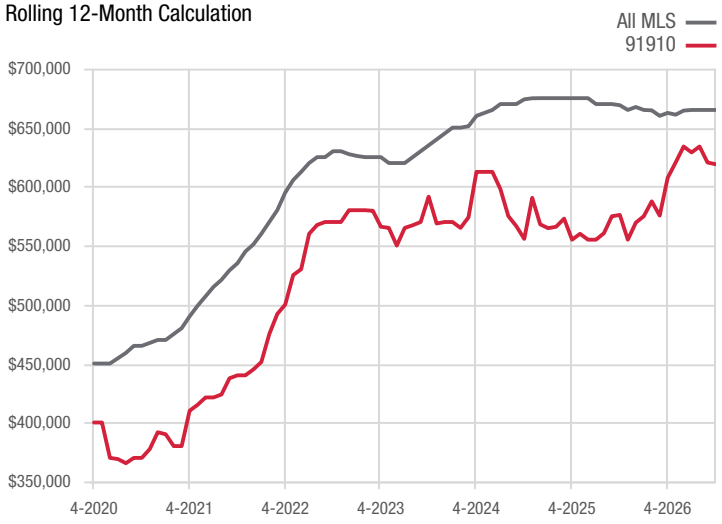
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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