Local Market Update for October 2026

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

91913

Chula Vista – Eastlake

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	37	**24**	- 35.1%	309	**302**	- 2.3%
Pending Sales	14	**19**	+ 35.7%	208	**213**	+ 2.4%
Closed Sales	37	**15**	- 59.5%	203	**210**	+ 3.4%
Median Sales Price*	$950,000	**$1,037,000**	+ 9.2%	$979,900	**$1,026,000**	+ 4.7%
Percent of Original List Price Received*	98.8%	**98.4%**	- 0.4%	99.1%	**100.4%**	+ 1.3%
Days on Market Until Sale	35	**35**	0.0%	32	**31**	- 3.1%
Inventory of Homes for Sale	44	**34**	- 22.7%	—	**—**	—
Months Supply of Inventory	2.3	**1.7**	- 26.1%	—	**—**	—

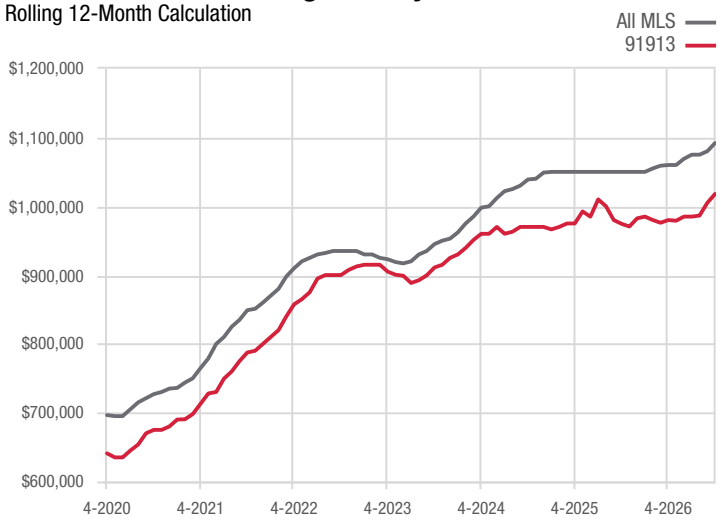
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	23	**16**	- 30.4%	299	**230**	- 23.1%
Pending Sales	15	**10**	- 33.3%	181	**146**	- 19.3%
Closed Sales	19	**6**	- 68.4%	178	**143**	- 19.7%
Median Sales Price*	$690,000	**$715,000**	+ 3.6%	$659,000	**$661,500**	+ 0.4%
Percent of Original List Price Received*	99.2%	**97.3%**	- 1.9%	99.1%	**99.3%**	+ 0.2%
Days on Market Until Sale	37	**72**	+ 94.6%	42	**57**	+ 35.7%
Inventory of Homes for Sale	54	**38**	- 29.6%	—	**—**	—
Months Supply of Inventory	3.2	**2.6**	- 18.8%	—	**—**	—

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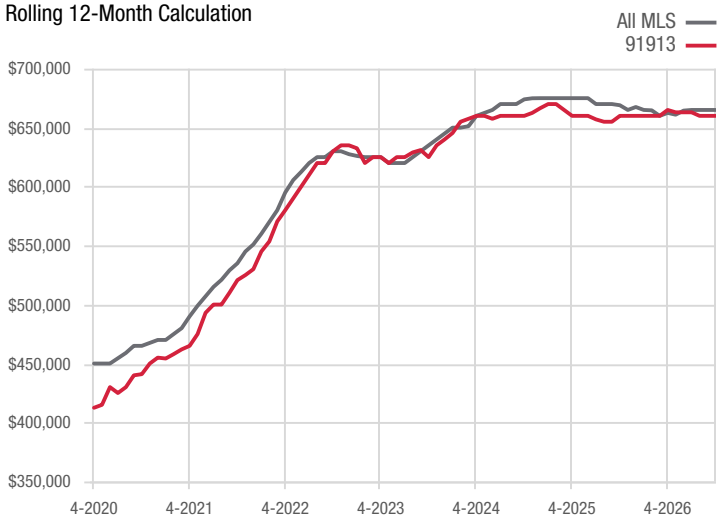
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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