

Local Market Update for May 2026

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

91910

Chula Vista North

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	32	23	- 28.1%	112	115	+ 2.7%
Pending Sales	22	23	+ 4.5%	71	83	+ 16.9%
Closed Sales	16	17	+ 6.3%	65	71	+ 9.2%
Median Sales Price*	\$897,500	\$843,000	- 6.1%	\$890,000	\$915,000	+ 2.8%
Percent of Original List Price Received*	102.8%	99.8%	- 2.9%	100.4%	99.4%	- 1.0%
Days on Market Until Sale	20	20	0.0%	26	24	- 7.7%
Inventory of Homes for Sale	40	31	- 22.5%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

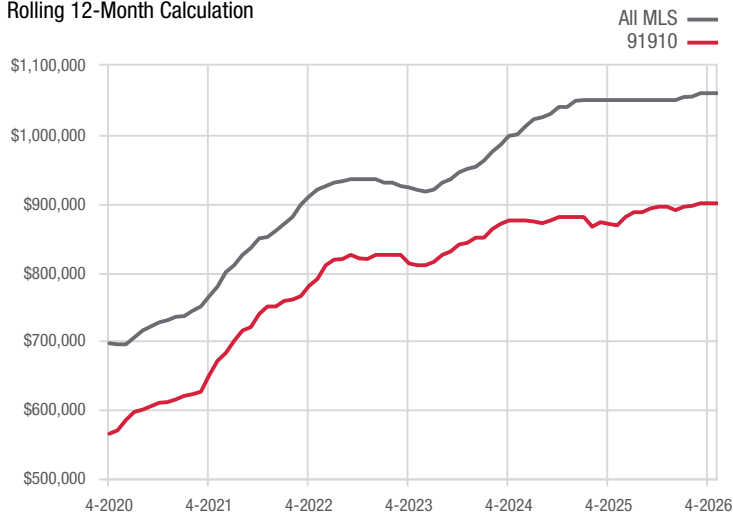
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	13	14	+ 7.7%	75	92	+ 22.7%
Pending Sales	13	25	+ 92.3%	55	56	+ 1.8%
Closed Sales	13	13	0.0%	48	38	- 20.8%
Median Sales Price*	\$585,000	\$675,000	+ 15.4%	\$546,000	\$665,000	+ 21.8%
Percent of Original List Price Received*	100.7%	99.6%	- 1.1%	99.7%	98.9%	- 0.8%
Days on Market Until Sale	36	39	+ 8.3%	30	41	+ 36.7%
Inventory of Homes for Sale	19	22	+ 15.8%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

