

Local Market Update for April 2025

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

91910

Chula Vista North

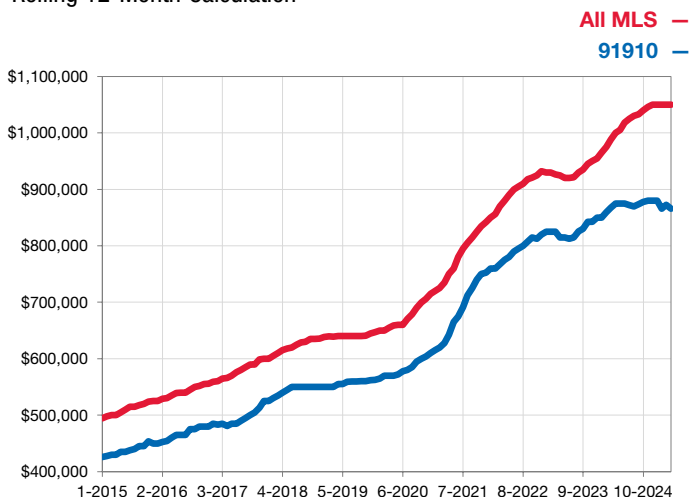
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	18	28	+ 55.6%	85	80	- 5.9%
Pending Sales	14	14	0.0%	69	53	- 23.2%
Closed Sales	15	18	+ 20.0%	60	49	- 18.3%
Median Sales Price*	\$920,000	\$834,500	- 9.3%	\$899,950	\$865,000	- 3.9%
Percent of Original List Price Received*	102.5%	100.1%	- 2.3%	100.2%	99.7%	- 0.5%
Days on Market Until Sale	22	22	0.0%	40	27	- 32.5%
Inventory of Homes for Sale	23	29	+ 26.1%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	21	13	- 38.1%	56	59	+ 5.4%
Pending Sales	10	11	+ 10.0%	32	42	+ 31.3%
Closed Sales	8	13	+ 62.5%	30	33	+ 10.0%
Median Sales Price*	\$685,000	\$529,000	- 22.8%	\$588,250	\$540,000	- 8.2%
Percent of Original List Price Received*	104.2%	102.0%	- 2.1%	101.3%	100.2%	- 1.1%
Days on Market Until Sale	50	14	- 72.0%	35	26	- 25.7%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	3.4	1.8	- 47.1%	--	--	--

* 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

