

Local Market Update for August 2024

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

91910

Chula Vista North

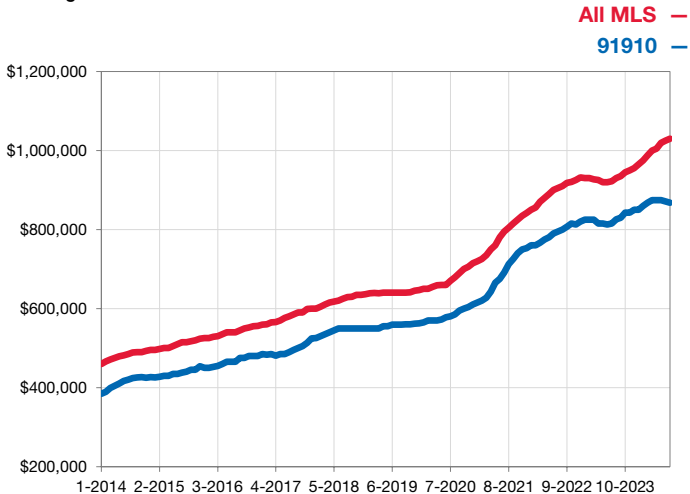
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	25	11	- 56.0%	148	155	+ 4.7%
Pending Sales	15	10	- 33.3%	127	132	+ 3.9%
Closed Sales	17	11	- 35.3%	126	128	+ 1.6%
Median Sales Price*	\$870,000	\$855,000	- 1.7%	\$849,500	\$875,000	+ 3.0%
Percent of Original List Price Received*	100.7%	99.2%	- 1.5%	101.2%	100.1%	- 1.1%
Days on Market Until Sale	69	35	- 49.3%	32	32	0.0%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--

* 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.

Townhouse-Condo	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	10	12	+ 20.0%	71	113	+ 59.2%
Pending Sales	7	13	+ 85.7%	65	78	+ 20.0%
Closed Sales	10	7	- 30.0%	63	67	+ 6.3%
Median Sales Price*	\$632,500	\$480,000	- 24.1%	\$550,000	\$556,390	+ 1.2%
Percent of Original List Price Received*	101.0%	98.8%	- 2.2%	100.9%	101.5%	+ 0.6%
Days on Market Until Sale	16	24	+ 50.0%	24	27	+ 12.5%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

