

Local Market Update for July 2025

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

91910

Chula Vista North

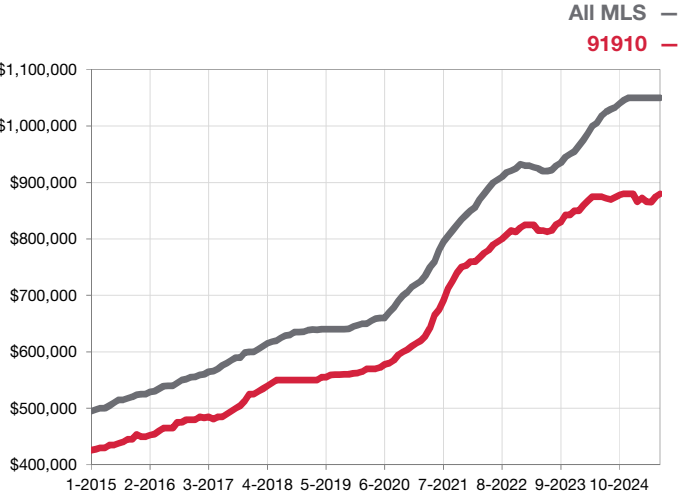
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	15	23	+ 53.3%	144	154	+ 6.9%
Pending Sales	13	18	+ 38.5%	121	104	- 14.0%
Closed Sales	24	11	- 54.2%	118	95	- 19.5%
Median Sales Price*	\$867,500	\$905,000	+ 4.3%	\$880,000	\$890,000	+ 1.1%
Percent of Original List Price Received*	100.5%	99.5%	- 1.0%	100.2%	100.2%	0.0%
Days on Market Until Sale	25	19	- 24.0%	32	24	- 25.0%
Inventory of Homes for Sale	18	36	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	15	16	+ 6.7%	103	101	- 1.9%
Pending Sales	9	11	+ 22.2%	65	72	+ 10.8%
Closed Sales	10	3	- 70.0%	61	64	+ 4.9%
Median Sales Price*	\$617,750	\$574,900	- 6.9%	\$561,500	\$550,000	- 2.0%
Percent of Original List Price Received*	104.2%	100.5%	- 3.6%	101.8%	100.1%	- 1.7%
Days on Market Until Sale	12	12	0.0%	27	27	0.0%
Inventory of Homes for Sale	30	23	- 23.3%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--

* 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

