

Local Market Update for April 2026

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

91911

Chula Vista South

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	22	27	+ 22.7%	85	86	+ 1.2%
Pending Sales	17	23	+ 35.3%	58	69	+ 19.0%
Closed Sales	20	20	0.0%	55	69	+ 25.5%
Median Sales Price*	\$852,500	\$811,250	- 4.8%	\$840,000	\$820,000	- 2.4%
Percent of Original List Price Received*	101.2%	97.7%	- 3.5%	100.4%	100.2%	- 0.2%
Days on Market Until Sale	36	38	+ 5.6%	34	37	+ 8.8%
Inventory of Homes for Sale	34	27	- 20.6%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

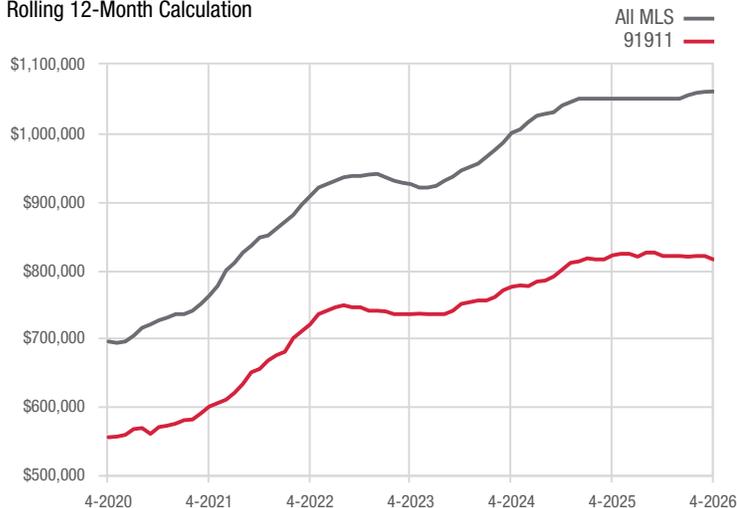
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	11	13	+ 18.2%	55	67	+ 21.8%
Pending Sales	10	10	0.0%	29	54	+ 86.2%
Closed Sales	6	14	+ 133.3%	27	48	+ 77.8%
Median Sales Price*	\$612,500	\$609,500	- 0.5%	\$600,000	\$599,500	- 0.1%
Percent of Original List Price Received*	100.5%	102.1%	+ 1.6%	100.2%	99.4%	- 0.8%
Days on Market Until Sale	49	47	- 4.1%	40	46	+ 15.0%
Inventory of Homes for Sale	20	26	+ 30.0%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

* 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

