

# Local Market Update for December 2025

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

91911

Chula Vista South

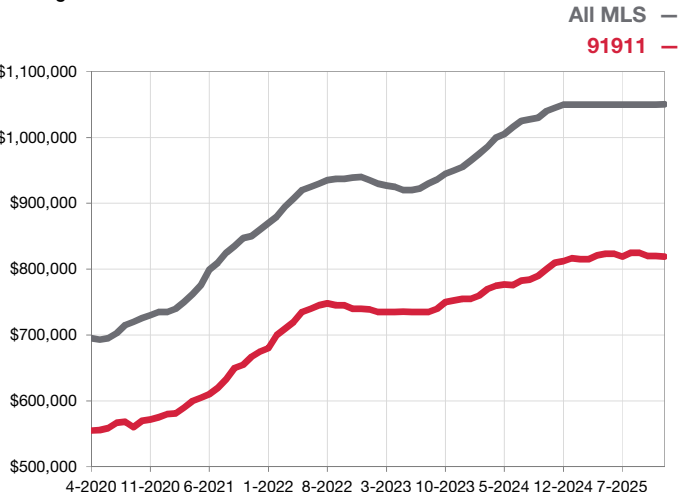
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	239	242	+ 1.3%
Pending Sales	12	15	+ 25.0%	204	203	- 0.5%
Closed Sales	20	15	- 25.0%	209	196	- 6.2%
Median Sales Price*	\$797,000	\$783,000	- 1.8%	\$812,125	\$819,000	+ 0.8%
Percent of Original List Price Received*	100.3%	103.9%	+ 3.6%	101.4%	100.7%	- 0.7%
Days on Market Until Sale	22	44	+ 100.0%	26	31	+ 19.2%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

\* 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.

Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	3	0.0%	130	139	+ 6.9%
Pending Sales	12	8	- 33.3%	101	94	- 6.9%
Closed Sales	11	5	- 54.5%	100	88	- 12.0%
Median Sales Price*	\$590,000	\$590,000	0.0%	\$551,813	\$600,000	+ 8.7%
Percent of Original List Price Received*	97.6%	99.9%	+ 2.4%	99.5%	99.7%	+ 0.2%
Days on Market Until Sale	51	46	- 9.8%	36	39	+ 8.3%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

\* 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

