

Local Market Update for August 2025

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

91911

Chula Vista South

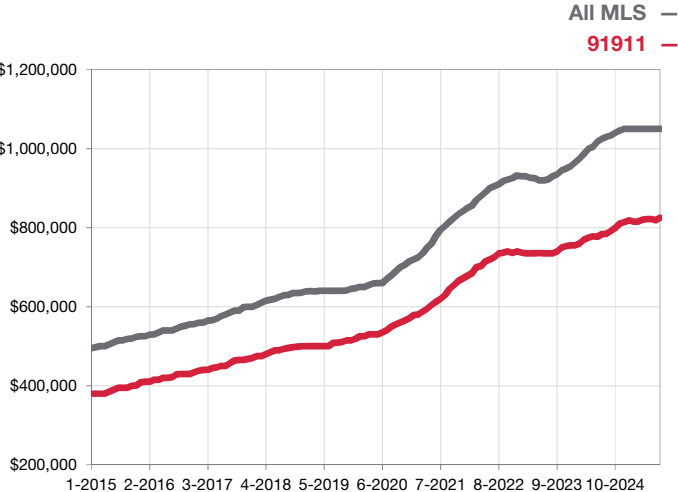
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	20	20	0.0%	185	187	+ 1.1%
Pending Sales	21	24	+ 14.3%	144	133	- 7.6%
Closed Sales	20	14	- 30.0%	143	119	- 16.8%
Median Sales Price*	\$765,000	\$851,850	+ 11.4%	\$810,000	\$825,000	+ 1.9%
Percent of Original List Price Received*	98.0%	98.3%	+ 0.3%	101.2%	99.8%	- 1.4%
Days on Market Until Sale	36	16	- 55.6%	27	27	0.0%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

* 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.

Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	9	13	+ 44.4%	102	104	+ 2.0%
Pending Sales	9	8	- 11.1%	68	64	- 5.9%
Closed Sales	5	6	+ 20.0%	66	59	- 10.6%
Median Sales Price*	\$535,000	\$691,350	+ 29.2%	\$534,000	\$600,000	+ 12.4%
Percent of Original List Price Received*	101.0%	100.7%	- 0.3%	99.8%	99.8%	0.0%
Days on Market Until Sale	14	36	+ 157.1%	33	41	+ 24.2%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

* 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

