

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%	--	--	--

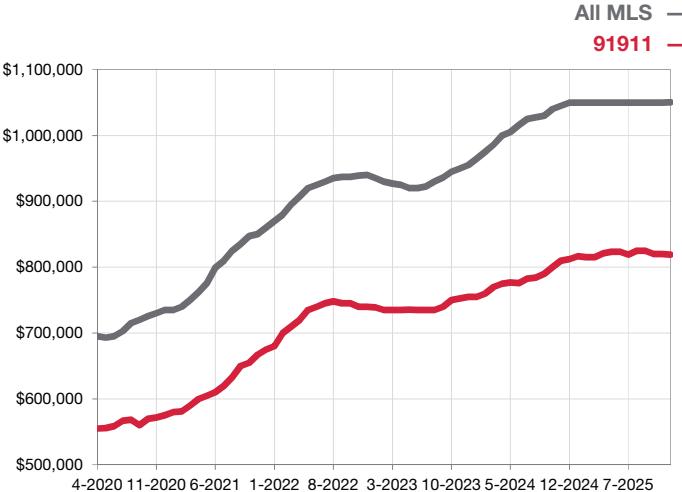
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

