

Local Market Update for April 2025

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

91911

Chula Vista South

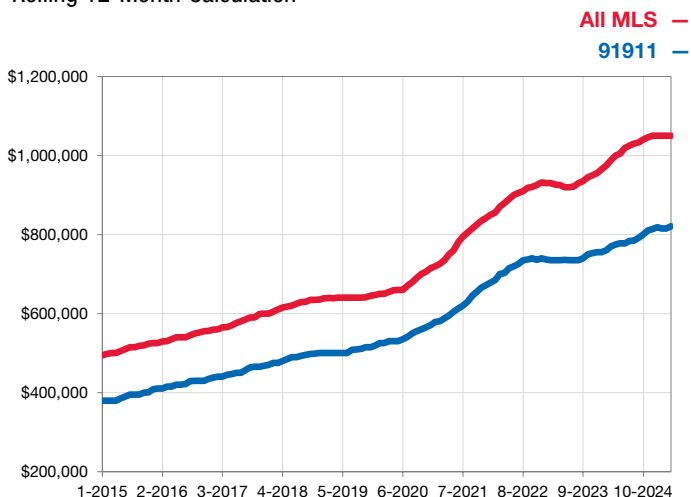
| Detached | April | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 4-2024 | Thru 4-2025 | Percent Change |
| New Listings | 23 | 20 | - 13.0% | 92 | 78 | - 15.2% |
| Pending Sales | 16 | 18 | + 12.5% | 71 | 59 | - 16.9% |
| Closed Sales | 20 | 19 | - 5.0% | 70 | 54 | - 22.9% |
| Median Sales Price* | \$803,800 | \$860,000 | + 7.0% | \$799,000 | \$840,000 | + 5.1% |
| Percent of Original List Price Received* | 101.8% | 101.1% | - 0.7% | 101.7% | 100.4% | - 1.3% |
| Days on Market Until Sale | 25 | 36 | + 44.0% | 26 | 34 | + 30.8% |
| Inventory of Homes for Sale | 22 | 25 | + 13.6% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.6 | + 23.1% | -- | -- | -- |

* 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.

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|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 4-2024 | Thru 4-2025 | Percent Change |
| New Listings | 14 | 11 | - 21.4% | 56 | 51 | - 8.9% |
| Pending Sales | 14 | 11 | - 21.4% | 44 | 29 | - 34.1% |
| Closed Sales | 9 | 6 | - 33.3% | 39 | 26 | - 33.3% |
| Median Sales Price* | \$533,000 | \$612,500 | + 14.9% | \$535,000 | \$602,500 | + 12.6% |
| Percent of Original List Price Received* | 98.9% | 100.5% | + 1.6% | 99.3% | 99.9% | + 0.6% |
| Days on Market Until Sale | 74 | 49 | - 33.8% | 37 | 38 | + 2.7% |
| Inventory of Homes for Sale | 15 | 16 | + 6.7% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.2 | + 15.8% | -- | -- | -- |

* 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

