

Local Market Update for September 2026

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

91911

Chula Vista South

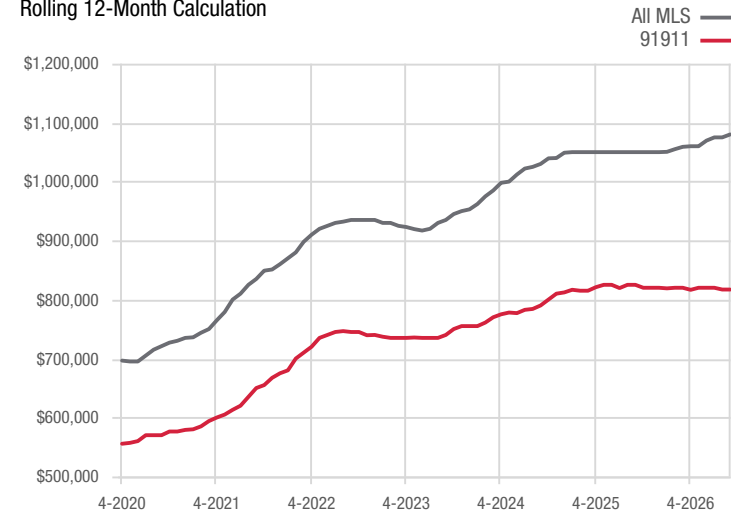
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	22	16	- 27.3%	206	196	- 4.9%
Pending Sales	18	15	- 16.7%	148	154	+ 4.1%
Closed Sales	23	13	- 43.5%	140	158	+ 12.9%
Median Sales Price*	\$820,000	\$845,000	+ 3.0%	\$830,000	\$823,750	- 0.8%
Percent of Original List Price Received*	100.7%	102.2%	+ 1.5%	100.0%	100.4%	+ 0.4%
Days on Market Until Sale	30	43	+ 43.3%	28	30	+ 7.1%
Inventory of Homes for Sale	32	22	- 31.3%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	11	23	+ 109.1%	120	164	+ 36.7%
Pending Sales	9	14	+ 55.6%	73	103	+ 41.1%
Closed Sales	7	8	+ 14.3%	68	92	+ 35.3%
Median Sales Price*	\$529,000	\$635,000	+ 20.0%	\$600,000	\$607,500	+ 1.3%
Percent of Original List Price Received*	97.9%	96.7%	- 1.2%	99.7%	99.0%	- 0.7%
Days on Market Until Sale	42	36	- 14.3%	40	43	+ 7.5%
Inventory of Homes for Sale	25	39	+ 56.0%	—	—	—
Months Supply of Inventory	3.0	3.8	+ 26.7%	—	—	—

* 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

