Local Market Update for October 2026

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

91911

Chula Vista South

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	25	**31**	+ 24.0%	231	**228**	- 1.3%
Pending Sales	23	**14**	- 39.1%	171	**167**	- 2.3%
Closed Sales	20	**14**	- 30.0%	160	**174**	+ 8.8%
Median Sales Price*	$787,500	**$840,000**	+ 6.7%	$820,000	**$825,000**	+ 0.6%
Percent of Original List Price Received*	102.5%	**98.7%**	- 3.7%	100.3%	**100.3%**	0.0%
Days on Market Until Sale	40	**31**	- 22.5%	30	**30**	0.0%
Inventory of Homes for Sale	28	**33**	+ 17.9%	—	**—**	—
Months Supply of Inventory	1.7	**2.0**	+ 17.6%	—	**—**	—

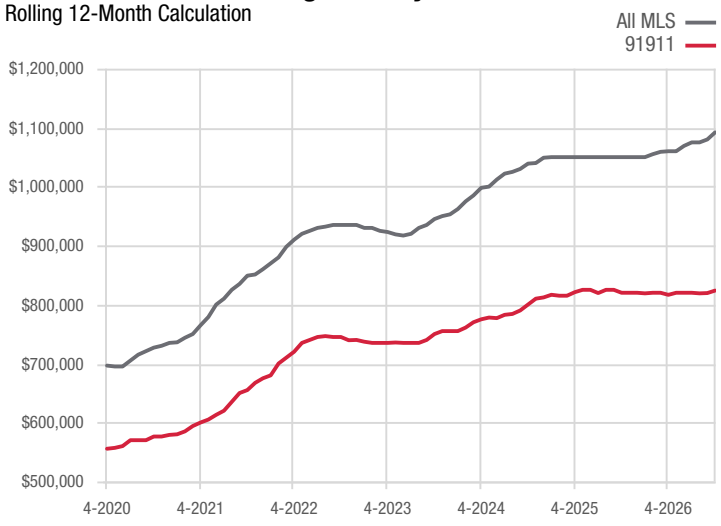
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	14	**21**	+ 50.0%	134	**184**	+ 37.3%
Pending Sales	6	**13**	+ 116.7%	79	**113**	+ 43.0%
Closed Sales	10	**10**	0.0%	78	**102**	+ 30.8%
Median Sales Price*	$664,223	**$573,000**	- 13.7%	$600,375	**$602,500**	+ 0.4%
Percent of Original List Price Received*	99.5%	**100.0%**	+ 0.5%	99.7%	**99.1%**	- 0.6%
Days on Market Until Sale	27	**32**	+ 18.5%	39	**42**	+ 7.7%
Inventory of Homes for Sale	29	**39**	+ 34.5%	—	**—**	—
Months Supply of Inventory	3.6	**3.7**	+ 2.8%	—	**—**	—

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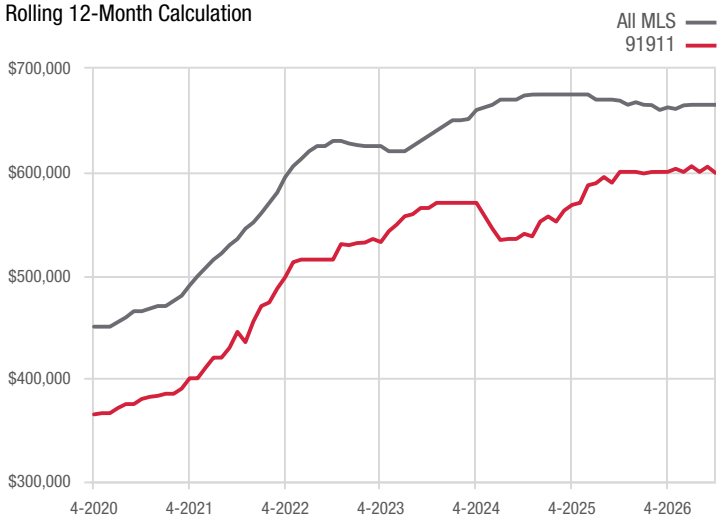
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.