

Local Market Update for May 2026

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

91913

Chula Vista – Eastlake

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	24	29	+ 20.8%	144	158	+ 9.7%
Pending Sales	14	25	+ 78.6%	84	108	+ 28.6%
Closed Sales	9	23	+ 155.6%	77	88	+ 14.3%
Median Sales Price*	\$1,075,000	\$1,015,000	- 5.6%	\$1,040,000	\$1,015,000	- 2.4%
Percent of Original List Price Received*	100.1%	102.0%	+ 1.9%	100.1%	100.0%	- 0.1%
Days on Market Until Sale	25	18	- 28.0%	28	30	+ 7.1%
Inventory of Homes for Sale	45	48	+ 6.7%	—	—	—
Months Supply of Inventory	2.7	2.2	- 18.5%	—	—	—

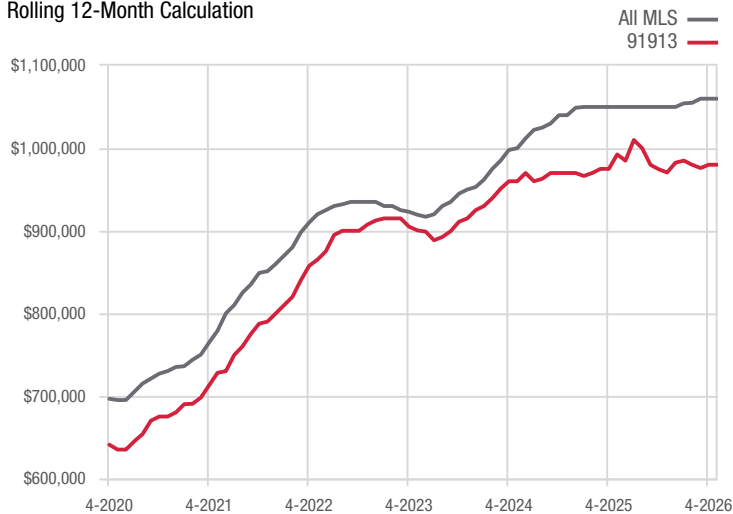
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	27	23	- 14.8%	151	117	- 22.5%
Pending Sales	12	12	0.0%	90	83	- 7.8%
Closed Sales	16	26	+ 62.5%	87	82	- 5.7%
Median Sales Price*	\$657,500	\$657,628	+ 0.0%	\$650,000	\$659,500	+ 1.5%
Percent of Original List Price Received*	99.6%	100.3%	+ 0.7%	99.4%	99.6%	+ 0.2%
Days on Market Until Sale	40	44	+ 10.0%	41	58	+ 41.5%
Inventory of Homes for Sale	56	41	- 26.8%	—	—	—
Months Supply of Inventory	3.4	2.4	- 29.4%	—	—	—

* 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

