

Local Market Update for December 2025

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

91913

Chula Vista – Eastlake

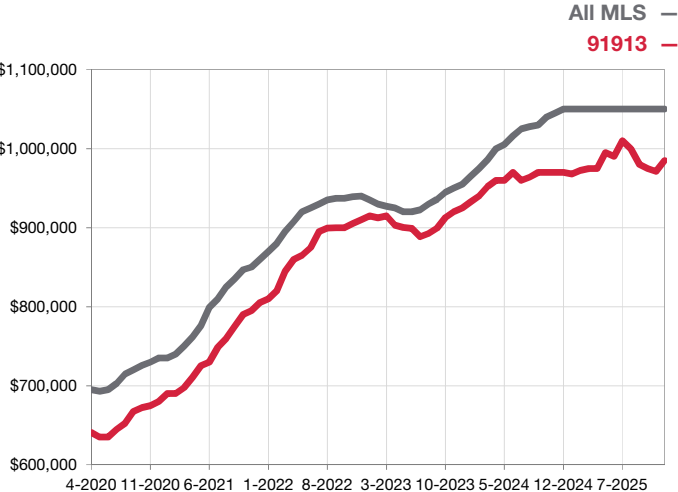
| Detached | December | | | Year to Date | | |
|--|-----------|-------------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 9 | 21 | + 133.3% | 267 | 349 | + 30.7% |
| Pending Sales | 7 | 16 | + 128.6% | 219 | 246 | + 12.3% |
| Closed Sales | 13 | 23 | + 76.9% | 217 | 239 | + 10.1% |
| Median Sales Price* | \$961,000 | \$1,065,000 | + 10.8% | \$970,000 | \$985,000 | + 1.5% |
| Percent of Original List Price Received* | 99.3% | 100.7% | + 1.4% | 100.5% | 99.2% | - 1.3% |
| Days on Market Until Sale | 32 | 54 | + 68.8% | 27 | 34 | + 25.9% |
| Inventory of Homes for Sale | 21 | 32 | + 52.4% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.6 | + 33.3% | -- | -- | -- |

* 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 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 14 | 10 | - 28.6% | 252 | 333 | + 32.1% |
| Pending Sales | 11 | 12 | + 9.1% | 185 | 214 | + 15.7% |
| Closed Sales | 14 | 19 | + 35.7% | 188 | 208 | + 10.6% |
| Median Sales Price* | \$672,500 | \$660,000 | - 1.9% | \$666,500 | \$660,000 | - 1.0% |
| Percent of Original List Price Received* | 99.1% | 97.9% | - 1.2% | 99.7% | 98.9% | - 0.8% |
| Days on Market Until Sale | 32 | 45 | + 40.6% | 34 | 43 | + 26.5% |
| Inventory of Homes for Sale | 46 | 36 | - 21.7% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 2.0 | - 33.3% | -- | -- | -- |

* 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

