

Local Market Update for September 2025

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

91913

Chula Vista – Eastlake

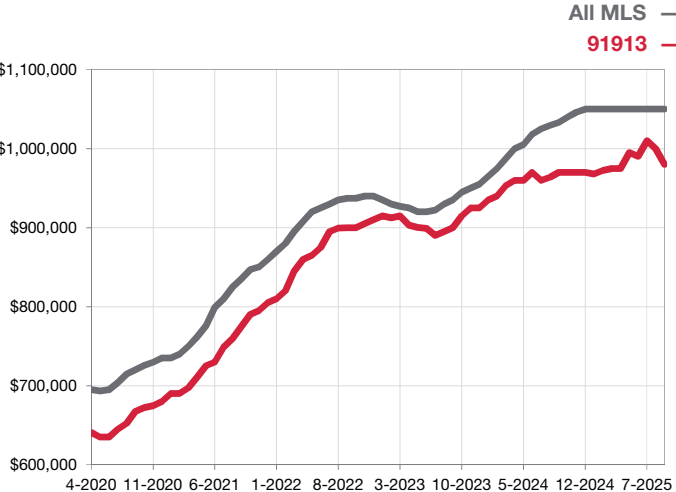
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	23	23	0.0%	195	273	+ 40.0%
Pending Sales	14	34	+ 142.9%	176	193	+ 9.7%
Closed Sales	21	22	+ 4.8%	176	167	- 5.1%
Median Sales Price*	\$950,000	\$916,500	- 3.5%	\$968,888	\$990,000	+ 2.2%
Percent of Original List Price Received*	100.1%	99.3%	- 0.8%	100.8%	99.2%	- 1.6%
Days on Market Until Sale	28	35	+ 25.0%	27	31	+ 14.8%
Inventory of Homes for Sale	33	29	- 12.1%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

* 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.

Attached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	29	24	- 17.2%	172	278	+ 61.6%
Pending Sales	18	17	- 5.6%	145	169	+ 16.6%
Closed Sales	12	20	+ 66.7%	137	156	+ 13.9%
Median Sales Price*	\$625,000	\$672,500	+ 7.6%	\$670,000	\$651,000	- 2.8%
Percent of Original List Price Received*	100.8%	99.1%	- 1.7%	100.0%	99.1%	- 0.9%
Days on Market Until Sale	20	43	+ 115.0%	26	43	+ 65.4%
Inventory of Homes for Sale	36	51	+ 41.7%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

