

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%	--	--	--

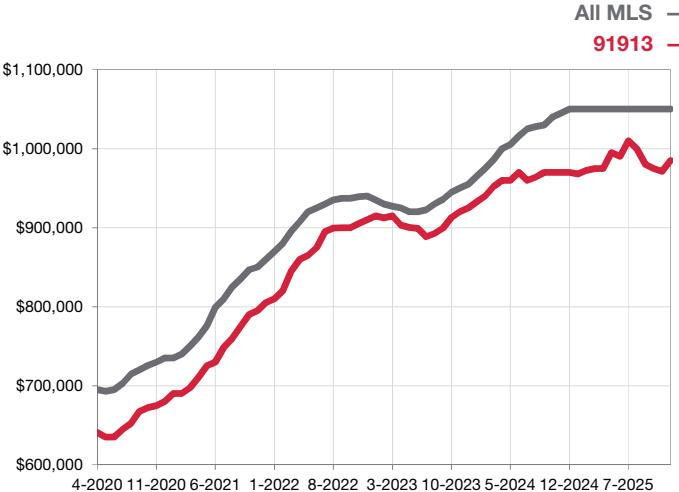
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
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

