

Local Market Update for July 2025

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

91913

Chula Vista – Eastlake

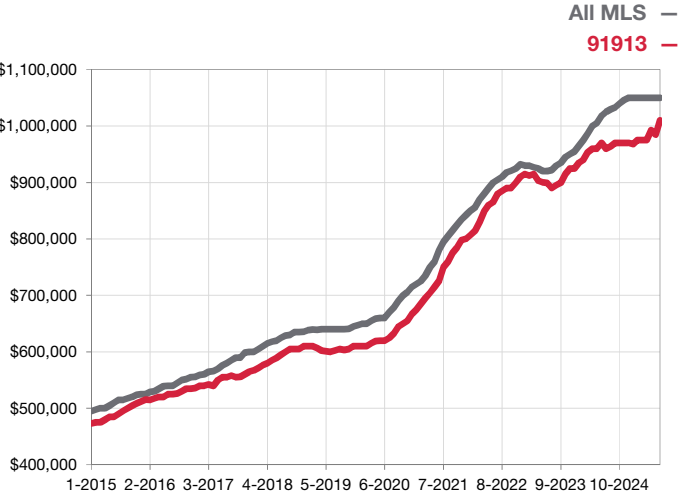
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	26	33	+ 26.9%	182	218	+ 19.8%
Pending Sales	18	17	- 5.6%	145	124	- 14.5%
Closed Sales	26	21	- 19.2%	138	116	- 15.9%
Median Sales Price*	\$932,500	\$1,040,000	+ 11.5%	\$968,888	\$1,037,538	+ 7.1%
Percent of Original List Price Received*	100.5%	98.1%	- 2.4%	101.2%	99.5%	- 1.7%
Days on Market Until Sale	21	32	+ 52.4%	25	29	+ 16.0%
Inventory of Homes for Sale	35	62	+ 77.1%	--	--	--
Months Supply of Inventory	2.0	3.8	+ 90.0%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	18	36	+ 100.0%	156	221	+ 41.7%
Pending Sales	16	24	+ 50.0%	110	132	+ 20.0%
Closed Sales	21	15	- 28.6%	107	115	+ 7.5%
Median Sales Price*	\$715,000	\$682,000	- 4.6%	\$668,000	\$650,000	- 2.7%
Percent of Original List Price Received*	100.7%	97.0%	- 3.7%	100.0%	99.2%	- 0.8%
Days on Market Until Sale	28	50	+ 78.6%	26	41	+ 57.7%
Inventory of Homes for Sale	31	55	+ 77.4%	--	--	--
Months Supply of Inventory	2.1	3.2	+ 52.4%	--	--	--

* 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

