

Local Market Update for August 2024

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

91913

Chula Vista – Eastlake

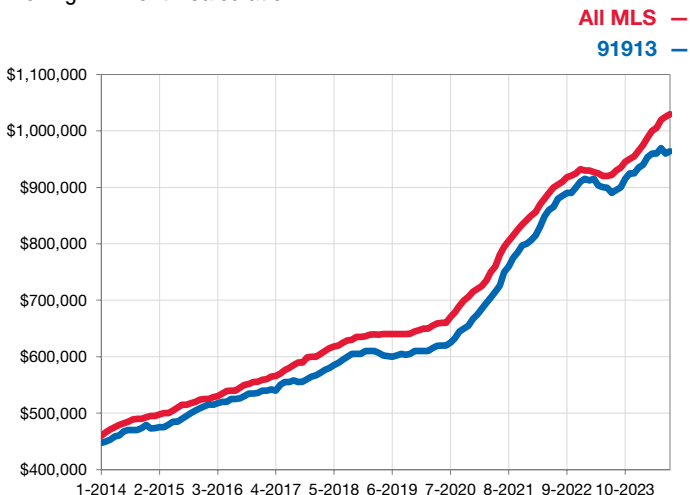
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	19	28	+ 47.4%	196	209	+ 6.6%
Pending Sales	15	15	0.0%	158	161	+ 1.9%
Closed Sales	20	17	- 15.0%	162	155	- 4.3%
Median Sales Price*	\$975,500	\$995,000	+ 2.0%	\$920,000	\$970,000	+ 5.4%
Percent of Original List Price Received*	100.9%	97.9%	- 3.0%	100.4%	100.9%	+ 0.5%
Days on Market Until Sale	19	40	+ 110.5%	28	27	- 3.6%
Inventory of Homes for Sale	28	36	+ 28.6%	--	--	--
Months Supply of Inventory	1.5	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.

Townhouse-Condo	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	20	21	+ 5.0%	152	172	+ 13.2%
Pending Sales	18	18	0.0%	142	128	- 9.9%
Closed Sales	19	17	- 10.5%	145	124	- 14.5%
Median Sales Price*	\$620,000	\$685,000	+ 10.5%	\$640,000	\$670,000	+ 4.7%
Percent of Original List Price Received*	101.3%	99.0%	- 2.3%	100.9%	99.9%	- 1.0%
Days on Market Until Sale	17	28	+ 64.7%	26	26	0.0%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

