

Local Market Update for April 2026

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

91913

Chula Vista – Eastlake

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	36	35	- 2.8%	120	124	+ 3.3%
Pending Sales	16	28	+ 75.0%	70	83	+ 18.6%
Closed Sales	22	24	+ 9.1%	69	65	- 5.8%
Median Sales Price*	\$1,022,538	\$1,055,000	+ 3.2%	\$1,040,000	\$1,015,000	- 2.4%
Percent of Original List Price Received*	99.3%	99.7%	+ 0.4%	100.1%	99.3%	- 0.8%
Days on Market Until Sale	21	42	+ 100.0%	29	34	+ 17.2%
Inventory of Homes for Sale	47	44	- 6.4%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

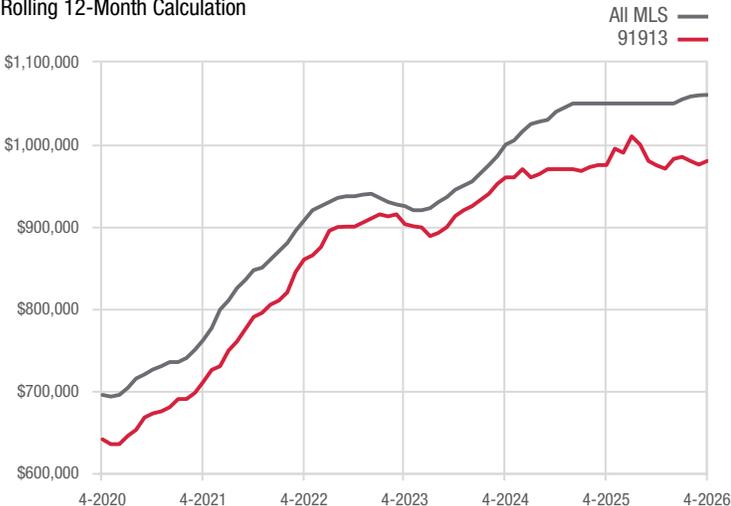
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	35	22	- 37.1%	128	93	- 27.3%
Pending Sales	22	20	- 9.1%	79	69	- 12.7%
Closed Sales	22	19	- 13.6%	72	56	- 22.2%
Median Sales Price*	\$617,750	\$650,000	+ 5.2%	\$647,500	\$662,000	+ 2.2%
Percent of Original List Price Received*	98.4%	99.9%	+ 1.5%	99.3%	99.3%	0.0%
Days on Market Until Sale	48	61	+ 27.1%	40	65	+ 62.5%
Inventory of Homes for Sale	52	37	- 28.8%	—	—	—
Months Supply of Inventory	3.1	2.2	- 29.0%	—	—	—

* 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

