

Local Market Update for September 2026

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

91913

Chula Vista – Eastlake

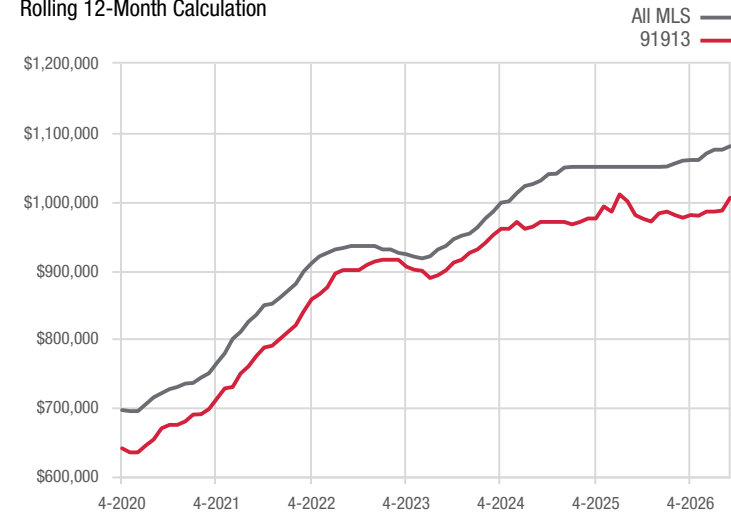
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	23	22	- 4.3%	272	280	+ 2.9%
Pending Sales	34	13	- 61.8%	194	193	- 0.5%
Closed Sales	22	17	- 22.7%	166	193	+ 16.3%
Median Sales Price*	\$916,500	\$1,100,000	+ 20.0%	\$987,500	\$1,018,000	+ 3.1%
Percent of Original List Price Received*	99.3%	103.8%	+ 4.5%	99.2%	100.6%	+ 1.4%
Days on Market Until Sale	35	20	- 42.9%	31	30	- 3.2%
Inventory of Homes for Sale	27	44	+ 63.0%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

* 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	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	25	16	- 36.0%	278	214	- 23.0%
Pending Sales	18	10	- 44.4%	166	138	- 16.9%
Closed Sales	22	17	- 22.7%	159	137	- 13.8%
Median Sales Price*	\$648,750	\$731,900	+ 12.8%	\$650,500	\$660,000	+ 1.5%
Percent of Original List Price Received*	99.0%	98.9%	- 0.1%	99.0%	99.4%	+ 0.4%
Days on Market Until Sale	41	44	+ 7.3%	42	56	+ 33.3%
Inventory of Homes for Sale	54	40	- 25.9%	—	—	—
Months Supply of Inventory	3.1	2.6	- 16.1%	—	—	—

* 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

