

Local Market Update for May 2026

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

91914

Chula Vista NE

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	10	15	+ 50.0%	61	64	+ 4.9%
Pending Sales	9	17	+ 88.9%	34	39	+ 14.7%
Closed Sales	5	7	+ 40.0%	31	25	- 19.4%
Median Sales Price*	\$1,700,000	\$1,265,000	- 25.6%	\$1,310,000	\$1,350,000	+ 3.1%
Percent of Original List Price Received*	94.5%	101.9%	+ 7.8%	97.1%	97.2%	+ 0.1%
Days on Market Until Sale	42	15	- 64.3%	41	26	- 36.6%
Inventory of Homes for Sale	28	17	- 39.3%	—	—	—
Months Supply of Inventory	3.7	2.4	- 35.1%	—	—	—

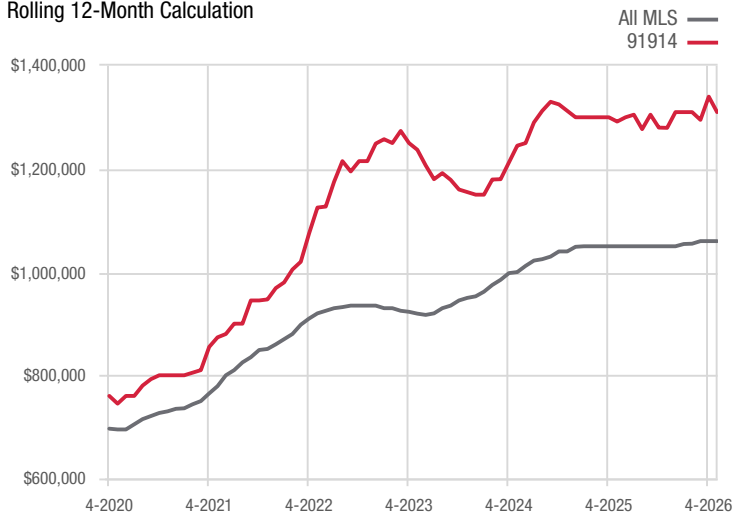
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	7	4	- 42.9%	19	20	+ 5.3%
Pending Sales	1	4	+ 300.0%	11	17	+ 54.5%
Closed Sales	3	2	- 33.3%	11	14	+ 27.3%
Median Sales Price*	\$642,500	\$665,000	+ 3.5%	\$650,000	\$710,000	+ 9.2%
Percent of Original List Price Received*	97.8%	96.3%	- 1.5%	99.3%	100.7%	+ 1.4%
Days on Market Until Sale	71	47	- 33.8%	45	31	- 31.1%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	3.0	1.4	- 53.3%	—	—	—

* 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

