

Local Market Update for July 2025

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

91914

Chula Vista NE

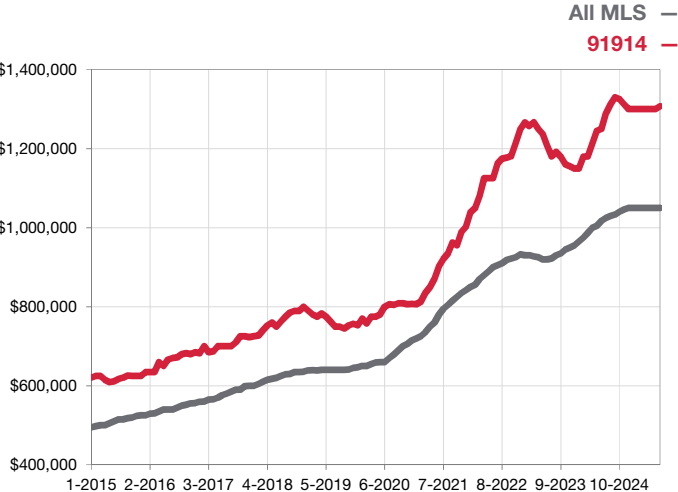
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	19	10	- 47.4%	101	85	- 15.8%
Pending Sales	12	10	- 16.7%	64	54	- 15.6%
Closed Sales	12	6	- 50.0%	58	48	- 17.2%
Median Sales Price*	\$1,272,000	\$1,240,000	- 2.5%	\$1,300,000	\$1,320,135	+ 1.5%
Percent of Original List Price Received*	99.0%	96.0%	- 3.0%	100.2%	97.6%	- 2.6%
Days on Market Until Sale	40	40	0.0%	33	39	+ 18.2%
Inventory of Homes for Sale	25	23	- 8.0%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--

* 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	8	4	- 50.0%	26	28	+ 7.7%
Pending Sales	4	6	+ 50.0%	20	21	+ 5.0%
Closed Sales	1	2	+ 100.0%	17	13	- 23.5%
Median Sales Price*	\$795,000	\$672,500	- 15.4%	\$735,000	\$651,000	- 11.4%
Percent of Original List Price Received*	97.5%	96.4%	- 1.1%	101.1%	98.9%	- 2.2%
Days on Market Until Sale	25	24	- 4.0%	20	41	+ 105.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--

* 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

