

Local Market Update for April 2025

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

91914

Chula Vista NE

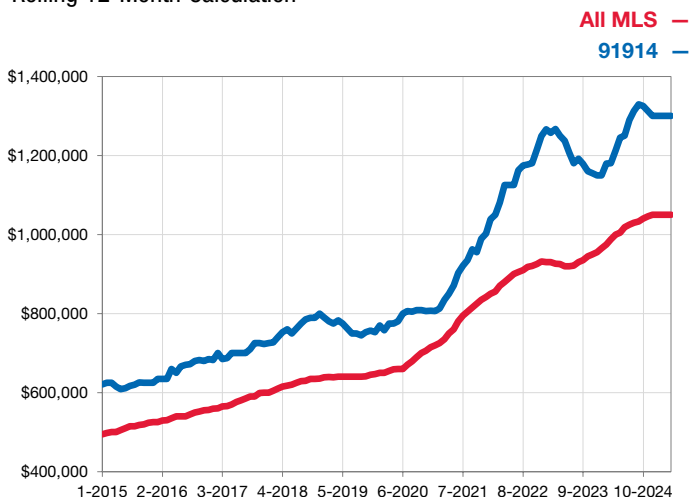
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	14	14	0.0%	57	47	- 17.5%
Pending Sales	7	8	+ 14.3%	33	27	- 18.2%
Closed Sales	9	8	- 11.1%	33	25	- 24.2%
Median Sales Price*	\$1,300,000	\$1,207,500	- 7.1%	\$1,325,000	\$1,305,000	- 1.5%
Percent of Original List Price Received*	96.2%	97.8%	+ 1.7%	100.2%	98.0%	- 2.2%
Days on Market Until Sale	29	47	+ 62.1%	36	40	+ 11.1%
Inventory of Homes for Sale	22	24	+ 9.1%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

* 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1	1	0.0%	13	11	- 15.4%
Pending Sales	3	2	- 33.3%	11	10	- 9.1%
Closed Sales	2	2	0.0%	11	8	- 27.3%
Median Sales Price*	\$780,000	\$625,500	- 19.8%	\$620,000	\$650,500	+ 4.9%
Percent of Original List Price Received*	110.3%	100.1%	- 9.2%	101.5%	99.9%	- 1.6%
Days on Market Until Sale	14	20	+ 42.9%	19	35	+ 84.2%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

* 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

