

Local Market Update for May 2026

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

91915

Chula Vista SE

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	17	15	- 11.8%	81	69	- 14.8%
Pending Sales	17	12	- 29.4%	53	48	- 9.4%
Closed Sales	9	6	- 33.3%	39	43	+ 10.3%
Median Sales Price*	\$1,140,000	\$907,500	- 20.4%	\$940,000	\$995,000	+ 5.9%
Percent of Original List Price Received*	103.0%	102.8%	- 0.2%	100.3%	100.4%	+ 0.1%
Days on Market Until Sale	20	12	- 40.0%	25	22	- 12.0%
Inventory of Homes for Sale	25	17	- 32.0%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

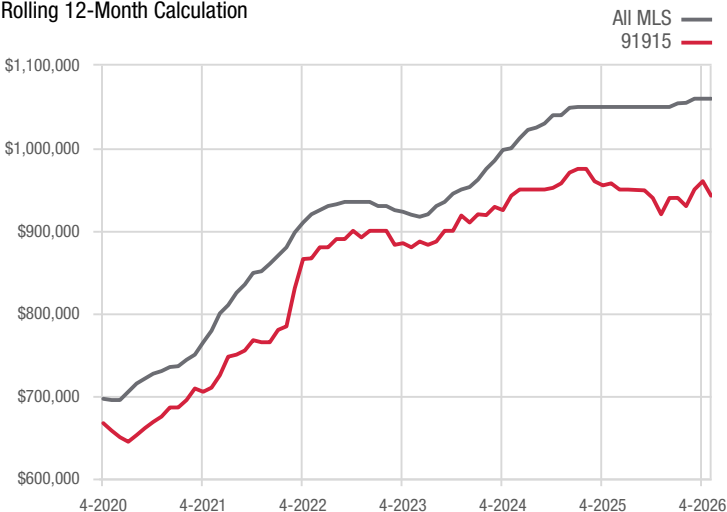
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	15	24	+ 60.0%	78	85	+ 9.0%
Pending Sales	10	10	0.0%	56	59	+ 5.4%
Closed Sales	15	14	- 6.7%	51	49	- 3.9%
Median Sales Price*	\$720,000	\$697,500	- 3.1%	\$710,000	\$685,000	- 3.5%
Percent of Original List Price Received*	99.3%	99.0%	- 0.3%	99.1%	99.4%	+ 0.3%
Days on Market Until Sale	42	57	+ 35.7%	46	45	- 2.2%
Inventory of Homes for Sale	28	33	+ 17.9%	—	—	—
Months Supply of Inventory	2.5	2.8	+ 12.0%	—	—	—

* 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

