

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

91913 - Chula Vista

South San Diego County

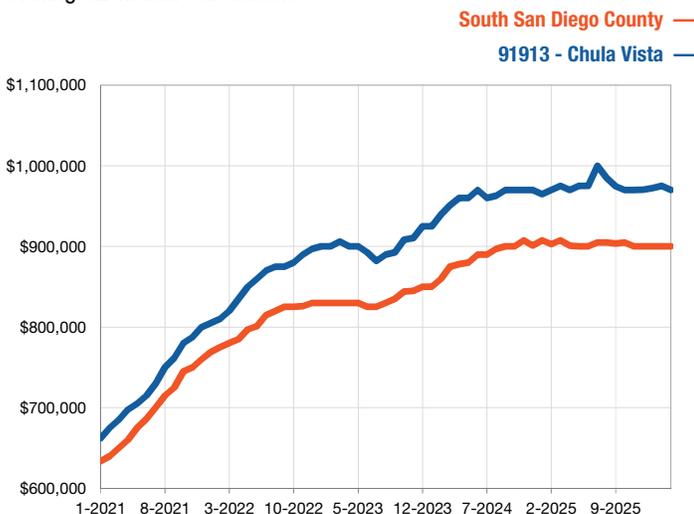
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	25	42	+ 68.0%	324	379	+ 17.0%
Pending Sales	21	25	+ 19.0%	208	260	+ 25.0%
Closed Sales	22	16	- 27.3%	206	250	+ 21.4%
Days on Market Until Sale	19	16	- 15.8%	22	27	+ 22.7%
Median Sales Price*	\$1,070,000	\$990,000	- 7.5%	\$975,000	\$970,100	- 0.5%
Average Sales Price*	\$1,141,104	\$986,063	- 13.6%	\$1,030,168	\$1,002,511	- 2.7%
Percent of Original List Price Received*	100.5%	98.7%	- 1.8%	100.1%	99.0%	- 1.1%
Percent of List Price Received*	100.9%	99.2%	- 1.7%	100.7%	100.0%	- 0.7%
Inventory of Homes for Sale	73	44	- 39.7%	--	--	--
Months Supply of Inventory	4.2	2.0	- 52.4%	--	--	--

* 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 Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	25	18	- 28.0%	272	293	+ 7.7%
Pending Sales	20	13	- 35.0%	192	197	+ 2.6%
Closed Sales	22	14	- 36.4%	191	189	- 1.0%
Days on Market Until Sale	30	44	+ 46.7%	25	37	+ 48.0%
Median Sales Price*	\$655,500	\$625,750	- 4.5%	\$663,750	\$660,000	- 0.6%
Average Sales Price*	\$664,036	\$631,061	- 5.0%	\$672,715	\$664,401	- 1.2%
Percent of Original List Price Received*	99.3%	99.3%	0.0%	99.8%	98.7%	- 1.1%
Percent of List Price Received*	100.2%	100.5%	+ 0.3%	100.6%	100.1%	- 0.5%
Inventory of Homes for Sale	54	27	- 50.0%	--	--	--
Months Supply of Inventory	3.4	1.6	- 52.9%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

