

Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

91913 - Chula Vista

South San Diego County

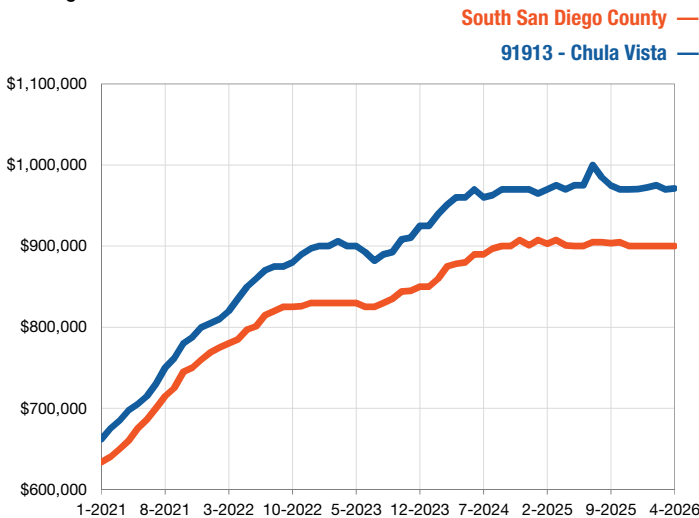
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	37	45	+ 21.6%	330	397	+ 20.3%
Pending Sales	16	31	+ 93.8%	213	280	+ 31.5%
Closed Sales	23	28	+ 21.7%	213	255	+ 19.7%
Days on Market Until Sale	19	45	+ 136.8%	22	30	+ 36.4%
Median Sales Price*	\$1,010,000	\$1,035,000	+ 2.5%	\$970,000	\$971,000	+ 0.1%
Average Sales Price*	\$1,026,229	\$1,019,298	- 0.7%	\$1,028,520	\$1,002,215	- 2.6%
Percent of Original List Price Received*	99.2%	100.0%	+ 0.8%	99.8%	99.1%	- 0.7%
Percent of List Price Received*	100.2%	100.9%	+ 0.7%	100.5%	100.1%	- 0.4%
Inventory of Homes for Sale	83	57	- 31.3%	--	--	--
Months Supply of Inventory	4.7	2.4	- 48.9%	--	--	--

* 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.

Attached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	33	13	- 60.6%	281	275	- 2.1%
Pending Sales	22	18	- 18.2%	200	189	- 5.5%
Closed Sales	21	15	- 28.6%	198	183	- 7.6%
Days on Market Until Sale	40	42	+ 5.0%	27	37	+ 37.0%
Median Sales Price*	\$612,500	\$690,000	+ 12.7%	\$660,000	\$665,000	+ 0.8%
Average Sales Price*	\$631,840	\$682,161	+ 8.0%	\$665,563	\$669,594	+ 0.6%
Percent of Original List Price Received*	98.4%	99.2%	+ 0.8%	99.7%	98.8%	- 0.9%
Percent of List Price Received*	100.3%	100.2%	- 0.1%	100.6%	100.1%	- 0.5%
Inventory of Homes for Sale	55	24	- 56.4%	--	--	--
Months Supply of Inventory	3.3	1.5	- 54.5%	--	--	--

* 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

