

Chula Vista 91910

ZIP code · CA · California > San Diego County > Chula Vista

BALANCED MARKET

\$850K

MEDIAN SALE PRICE

+9.8%

1-YR CHANGE

374

SALES (12 MO)

\$774K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



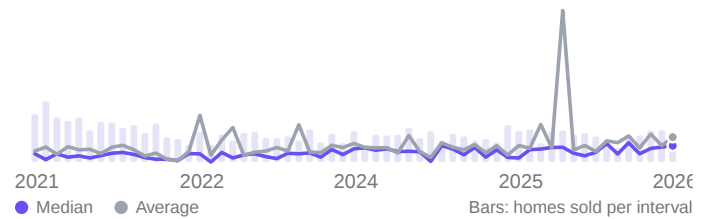
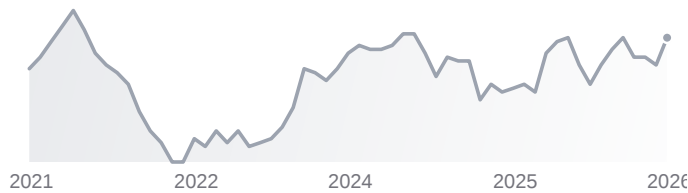
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$870K · Average \$997K

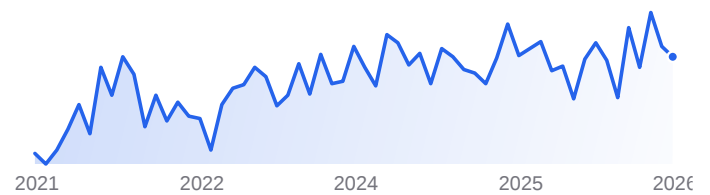
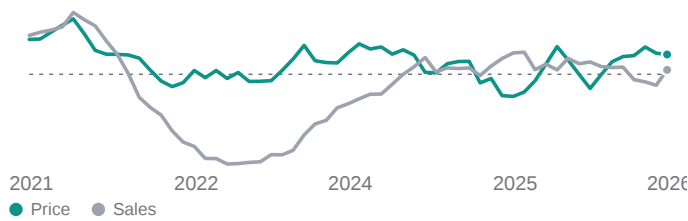


Growth (year over year)

Price +9.8% · Sales +2.2%

Price per square foot

\$499/ft²

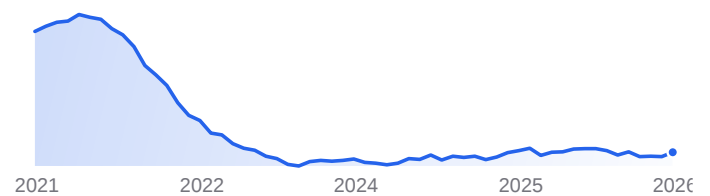
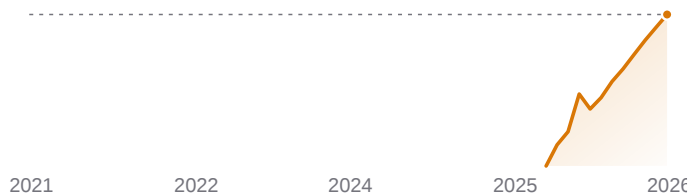


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

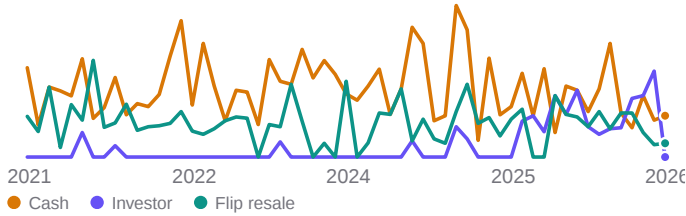
2.1%



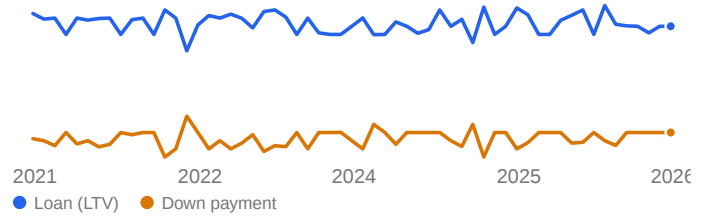
BUYERS & OUTCOMES

Buyer mix

Cash 9.1% · Investor 0% · Flip resale 3.0%

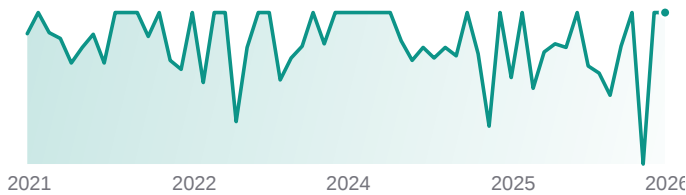


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



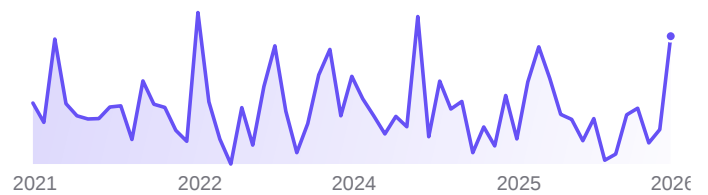
Sellers who sold at a gain

100%



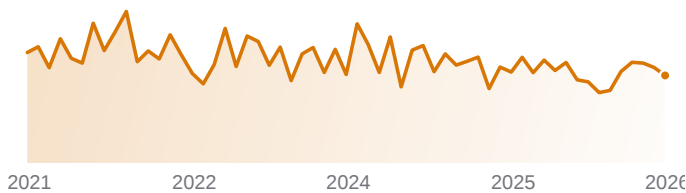
Typical hold before selling

16.7 yrs



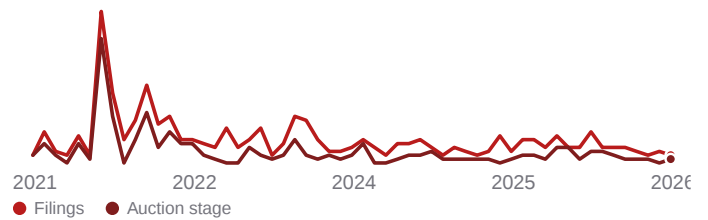
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	17,459
Median value (AVM)	\$774K
Median size	1,625 ft²
Median bedrooms	3
Median year built	1978
Single family	67%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	66%
Company owned	49%
Median loan-to-value	43%

Typical ownership tenure

22.8 yrs

COMMUNITY

Population	77,515
Density	6,288 / mi²
Median household income	\$83K
Average household income	\$109K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	229
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	10.4%
Unemployment	1.3%
Average temp	62°F
Annual precip	11 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.