

# Local Market Update for May 2025

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

## 91941

La Mesa, Mount Helix

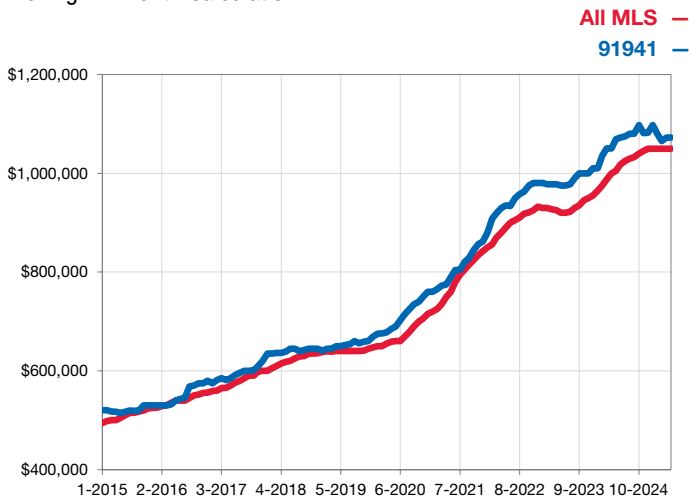
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	50	31	- 38.0%	152	184	+ 21.1%
Pending Sales	21	26	+ 23.8%	88	112	+ 27.3%
Closed Sales	15	15	0.0%	82	101	+ 23.2%
Median Sales Price*	\$1,100,000	\$1,200,000	+ 9.1%	\$1,077,500	\$1,010,000	- 6.3%
Percent of Original List Price Received*	97.8%	99.3%	+ 1.5%	99.8%	100.6%	+ 0.8%
Days on Market Until Sale	23	15	- 34.8%	22	25	+ 13.6%
Inventory of Homes for Sale	55	48	- 12.7%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	4	3	- 25.0%	19	12	- 36.8%
Pending Sales	1	3	+ 200.0%	16	11	- 31.3%
Closed Sales	3	1	- 66.7%	17	8	- 52.9%
Median Sales Price*	\$520,000	\$775,000	+ 49.0%	\$520,000	\$490,000	- 5.8%
Percent of Original List Price Received*	101.7%	99.7%	- 2.0%	100.1%	99.9%	- 0.2%
Days on Market Until Sale	11	27	+ 145.5%	19	38	+ 100.0%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

\* 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.

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



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

