

Local Market Update for February 2024

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

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La Mesa, Mount Helix

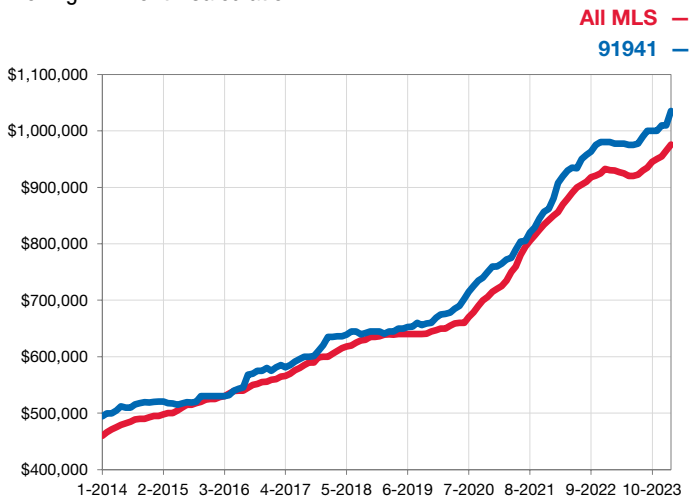
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	17	25	+ 47.1%	42	47	+ 11.9%
Pending Sales	17	20	+ 17.6%	36	35	- 2.8%
Closed Sales	16	15	- 6.3%	30	30	0.0%
Median Sales Price*	\$946,000	\$1,043,000	+ 10.3%	\$907,500	\$1,026,500	+ 13.1%
Percent of Original List Price Received*	98.5%	101.2%	+ 2.7%	98.8%	100.4%	+ 1.6%
Days on Market Until Sale	31	25	- 19.4%	30	23	- 23.3%
Inventory of Homes for Sale	30	19	- 36.7%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	0	3	--	1	4	+ 300.0%
Pending Sales	0	2	--	2	5	+ 150.0%
Closed Sales	1	0	- 100.0%	1	4	+ 300.0%
Median Sales Price*	\$718,000	\$0	- 100.0%	\$718,000	\$520,000	- 27.6%
Percent of Original List Price Received*	97.7%	0.0%	- 100.0%	97.7%	101.1%	+ 3.5%
Days on Market Until Sale	45	0	- 100.0%	45	25	- 44.4%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--

* 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

