

Local Market Update for March 2026

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

91941

La Mesa, Mount Helix

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	28	34	+ 21.4%	107	91	- 15.0%
Pending Sales	20	32	+ 60.0%	66	71	+ 7.6%
Closed Sales	23	24	+ 4.3%	64	60	- 6.3%
Median Sales Price*	\$1,000,000	\$1,082,500	+ 8.3%	\$915,000	\$1,125,000	+ 23.0%
Percent of Original List Price Received*	103.2%	101.0%	- 2.1%	101.1%	99.5%	- 1.6%
Days on Market Until Sale	23	31	+ 34.8%	31	45	+ 45.2%
Inventory of Homes for Sale	47	39	- 17.0%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

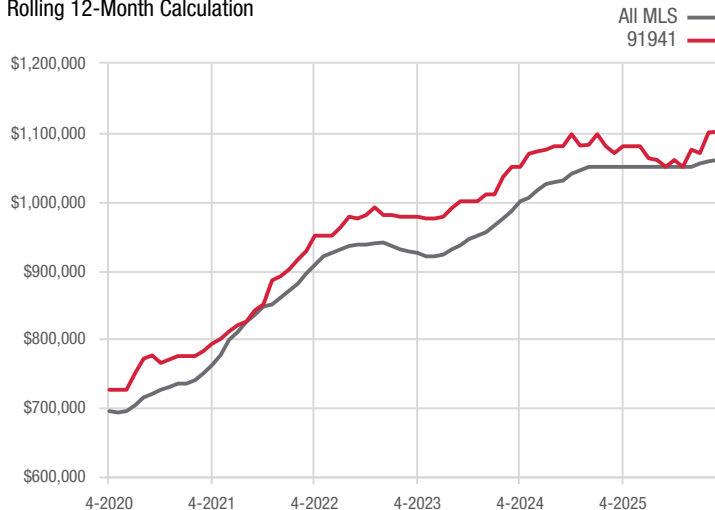
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	10	8	- 20.0%
Pending Sales	3	0	- 100.0%	8	4	- 50.0%
Closed Sales	2	3	+ 50.0%	5	5	0.0%
Median Sales Price*	\$447,500	\$495,000	+ 10.6%	\$469,000	\$528,000	+ 12.6%
Percent of Original List Price Received*	101.2%	95.5%	- 5.6%	99.8%	96.0%	- 3.8%
Days on Market Until Sale	13	58	+ 346.2%	49	57	+ 16.3%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

* 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

