

Local Market Update for March 2025

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

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La Mesa, Mount Helix

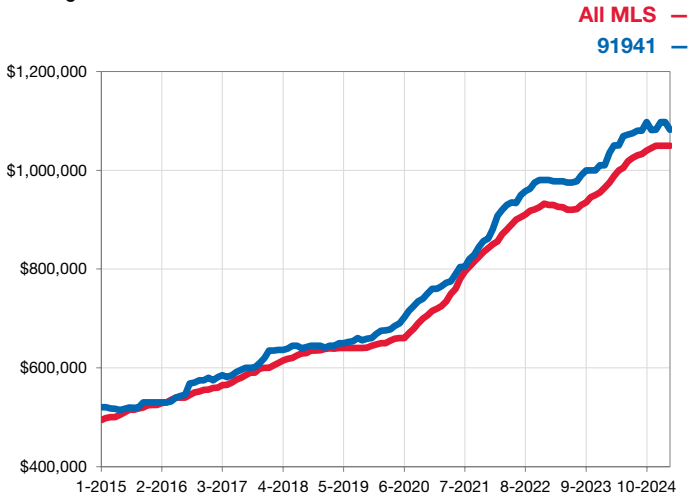
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	24	25	+ 4.2%	74	97	+ 31.1%
Pending Sales	16	20	+ 25.0%	51	58	+ 13.7%
Closed Sales	17	22	+ 29.4%	49	55	+ 12.2%
Median Sales Price*	\$1,095,000	\$1,005,000	- 8.2%	\$1,055,000	\$1,010,000	- 4.3%
Percent of Original List Price Received*	99.6%	103.2%	+ 3.6%	99.6%	101.5%	+ 1.9%
Days on Market Until Sale	19	24	+ 26.3%	22	26	+ 18.2%
Inventory of Homes for Sale	27	39	+ 44.4%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	7	2	- 71.4%	13	10	- 23.1%
Pending Sales	7	3	- 57.1%	13	8	- 38.5%
Closed Sales	2	2	0.0%	7	5	- 28.6%
Median Sales Price*	\$641,000	\$447,500	- 30.2%	\$567,000	\$469,000	- 17.3%
Percent of Original List Price Received*	98.9%	101.2%	+ 2.3%	100.1%	99.8%	- 0.3%
Days on Market Until Sale	4	13	+ 225.0%	24	49	+ 104.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

* 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

