

Local Market Update for August 2025

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

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La Mesa, Mount Helix

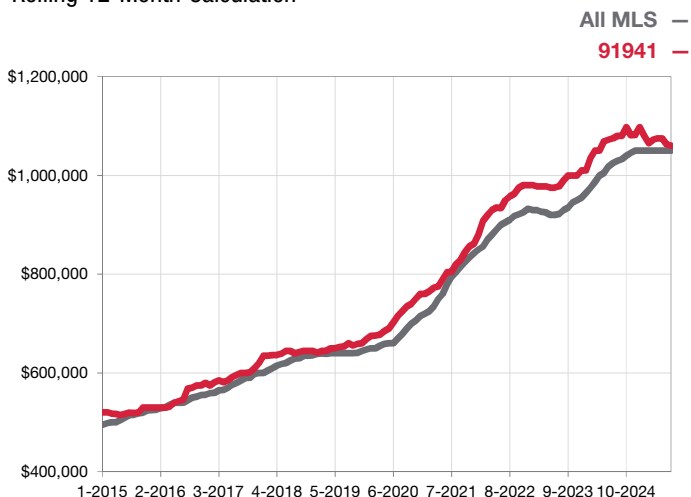
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	34	34	0.0%	265	293	+ 10.6%
Pending Sales	17	24	+ 41.2%	152	171	+ 12.5%
Closed Sales	26	23	- 11.5%	153	163	+ 6.5%
Median Sales Price*	\$1,120,000	\$1,210,000	+ 8.0%	\$1,100,000	\$1,066,000	- 3.1%
Percent of Original List Price Received*	100.2%	96.5%	- 3.7%	99.7%	99.6%	- 0.1%
Days on Market Until Sale	20	25	+ 25.0%	22	26	+ 18.2%
Inventory of Homes for Sale	68	59	- 13.2%	--	--	--
Months Supply of Inventory	3.6	2.9	- 19.4%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	7	1	- 85.7%	32	20	- 37.5%
Pending Sales	0	1	--	21	18	- 14.3%
Closed Sales	2	3	+ 50.0%	22	16	- 27.3%
Median Sales Price*	\$556,000	\$515,000	- 7.4%	\$547,500	\$504,500	- 7.9%
Percent of Original List Price Received*	102.2%	102.6%	+ 0.4%	100.5%	101.0%	+ 0.5%
Days on Market Until Sale	14	6	- 57.1%	19	55	+ 189.5%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	3.4	1.5	- 55.9%	--	--	--

* 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

