

Local Market Update for February 2025

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

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La Mesa, Grossmont

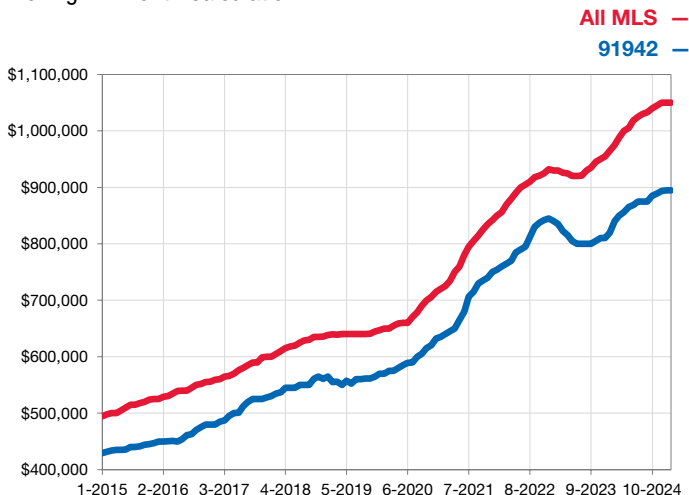
| Single Family | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 12 | 19 | + 58.3% | 37 | 47 | + 27.0% |
| Pending Sales | 16 | 23 | + 43.8% | 29 | 36 | + 24.1% |
| Closed Sales | 12 | 12 | 0.0% | 23 | 28 | + 21.7% |
| Median Sales Price* | \$897,500 | \$905,000 | + 0.8% | \$860,000 | \$875,500 | + 1.8% |
| Percent of Original List Price Received* | 104.5% | 100.5% | - 3.8% | 100.6% | 98.5% | - 2.1% |
| Days on Market Until Sale | 17 | 40 | + 135.3% | 23 | 42 | + 82.6% |
| Inventory of Homes for Sale | 13 | 19 | + 46.2% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.2 | + 20.0% | -- | -- | -- |

* 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.

| Townhouse-Condo | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 16 | 17 | + 6.3% | 32 | 38 | + 18.8% |
| Pending Sales | 8 | 10 | + 25.0% | 17 | 16 | - 5.9% |
| Closed Sales | 9 | 8 | - 11.1% | 13 | 17 | + 30.8% |
| Median Sales Price* | \$610,000 | \$547,500 | - 10.2% | \$630,000 | \$555,000 | - 11.9% |
| Percent of Original List Price Received* | 100.0% | 100.5% | + 0.5% | 100.1% | 99.2% | - 0.9% |
| Days on Market Until Sale | 15 | 15 | 0.0% | 13 | 34 | + 161.5% |
| Inventory of Homes for Sale | 18 | 25 | + 38.9% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.4 | + 50.0% | -- | -- | -- |

* 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

