

Local Market Update for June 2026

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

91942

La Mesa, Grossmont

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	22	26	+ 18.2%	134	112	- 16.4%
Pending Sales	16	17	+ 6.3%	100	82	- 18.0%
Closed Sales	13	11	- 15.4%	98	71	- 27.6%
Median Sales Price*	\$830,000	\$1,055,000	+ 27.1%	\$870,000	\$899,000	+ 3.3%
Percent of Original List Price Received*	100.7%	99.5%	- 1.2%	99.7%	98.7%	- 1.0%
Days on Market Until Sale	20	17	- 15.0%	28	24	- 14.3%
Inventory of Homes for Sale	25	24	- 4.0%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

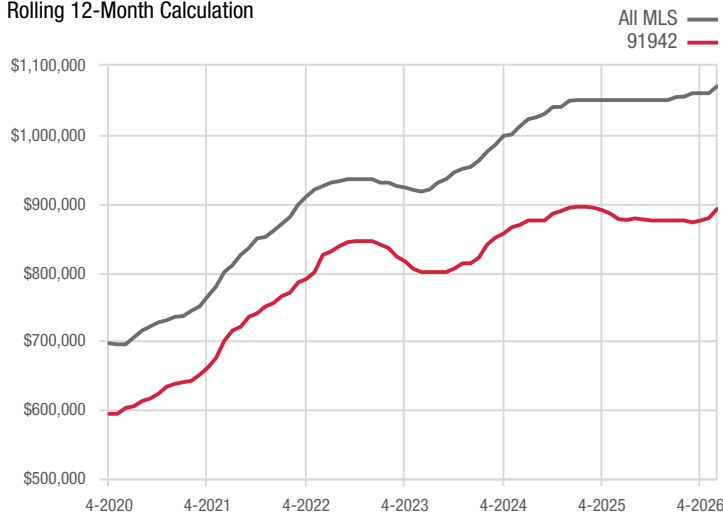
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	17	13	- 23.5%	109	114	+ 4.6%
Pending Sales	15	10	- 33.3%	62	70	+ 12.9%
Closed Sales	8	17	+ 112.5%	57	68	+ 19.3%
Median Sales Price*	\$555,000	\$629,000	+ 13.3%	\$548,000	\$568,500	+ 3.7%
Percent of Original List Price Received*	99.8%	97.8%	- 2.0%	98.2%	97.4%	- 0.8%
Days on Market Until Sale	24	33	+ 37.5%	31	41	+ 32.3%
Inventory of Homes for Sale	34	29	- 14.7%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

