

Local Market Update for August 2025

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

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Serra Mesa

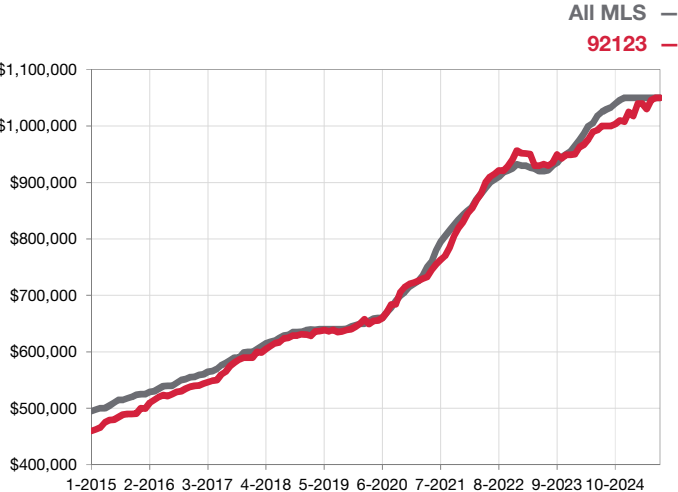
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	24	24	0.0%	144	196	+ 36.1%
Pending Sales	8	20	+ 150.0%	98	108	+ 10.2%
Closed Sales	8	13	+ 62.5%	97	94	- 3.1%
Median Sales Price*	\$989,950	\$1,049,000	+ 6.0%	\$1,007,888	\$1,063,750	+ 5.5%
Percent of Original List Price Received*	99.2%	99.5%	+ 0.3%	101.4%	99.3%	- 2.1%
Days on Market Until Sale	16	21	+ 31.3%	18	23	+ 27.8%
Inventory of Homes for Sale	24	30	+ 25.0%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

* 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	8	13	+ 62.5%	54	72	+ 33.3%
Pending Sales	3	10	+ 233.3%	39	44	+ 12.8%
Closed Sales	1	5	+ 400.0%	41	35	- 14.6%
Median Sales Price*	\$460,000	\$484,000	+ 5.2%	\$600,000	\$590,000	- 1.7%
Percent of Original List Price Received*	97.9%	95.8%	- 2.1%	100.6%	98.1%	- 2.5%
Days on Market Until Sale	14	40	+ 185.7%	17	36	+ 111.8%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

