

Local Market Update for December 2025

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

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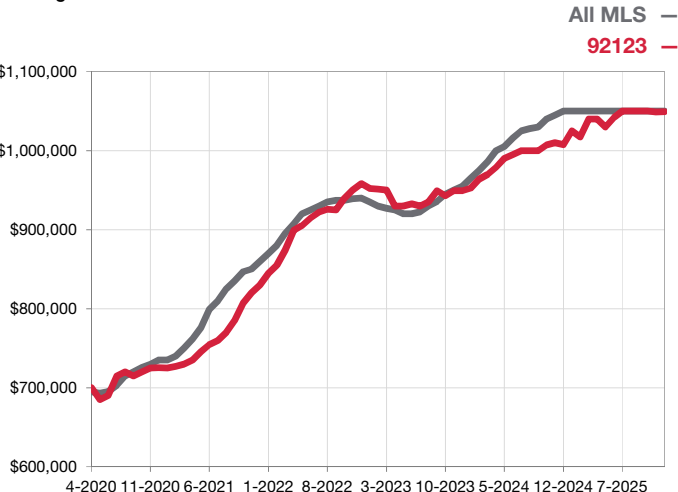
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	11	7	- 36.4%	182	255	+ 40.1%
Pending Sales	10	11	+ 10.0%	139	157	+ 12.9%
Closed Sales	12	6	- 50.0%	140	154	+ 10.0%
Median Sales Price*	\$997,500	\$1,025,000	+ 2.8%	\$1,007,444	\$1,049,500	+ 4.2%
Percent of Original List Price Received*	101.8%	94.5%	- 7.2%	100.8%	98.5%	- 2.3%
Days on Market Until Sale	27	72	+ 166.7%	20	28	+ 40.0%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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.

Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	5	1	- 80.0%	76	97	+ 27.6%
Pending Sales	4	2	- 50.0%	52	55	+ 5.8%
Closed Sales	5	3	- 40.0%	55	55	0.0%
Median Sales Price*	\$649,000	\$680,000	+ 4.8%	\$615,000	\$599,000	- 2.6%
Percent of Original List Price Received*	98.3%	99.1%	+ 0.8%	100.3%	98.2%	- 2.1%
Days on Market Until Sale	36	46	+ 27.8%	19	32	+ 68.4%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	3.0	2.4	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

