

Local Market Update for August 2025

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

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Mira Mesa

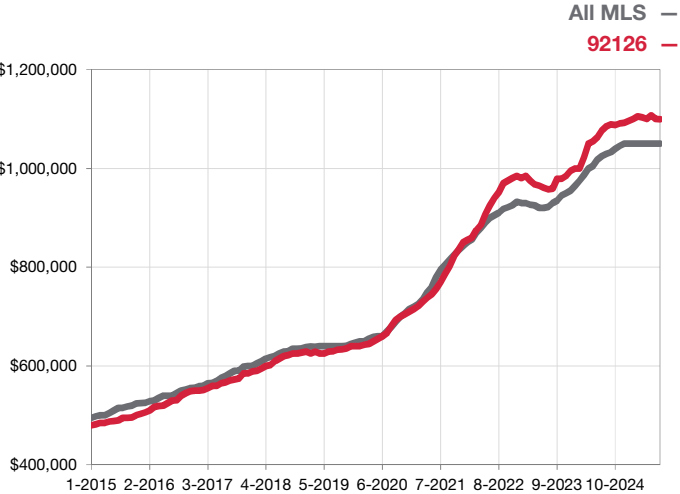
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	21	21	0.0%	224	237	+ 5.8%
Pending Sales	15	14	- 6.7%	165	154	- 6.7%
Closed Sales	20	11	- 45.0%	166	155	- 6.6%
Median Sales Price*	\$1,140,000	\$1,099,000	- 3.6%	\$1,105,500	\$1,116,000	+ 0.9%
Percent of Original List Price Received*	101.8%	98.1%	- 3.6%	103.6%	98.6%	- 4.8%
Days on Market Until Sale	19	29	+ 52.6%	16	27	+ 68.8%
Inventory of Homes for Sale	36	41	+ 13.9%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

* 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	18	16	- 11.1%	142	182	+ 28.2%
Pending Sales	20	11	- 45.0%	112	94	- 16.1%
Closed Sales	16	13	- 18.8%	107	98	- 8.4%
Median Sales Price*	\$647,500	\$520,000	- 19.7%	\$610,000	\$627,500	+ 2.9%
Percent of Original List Price Received*	97.5%	100.4%	+ 3.0%	100.6%	98.3%	- 2.3%
Days on Market Until Sale	25	11	- 56.0%	21	32	+ 52.4%
Inventory of Homes for Sale	24	43	+ 79.2%	--	--	--
Months Supply of Inventory	1.9	3.5	+ 84.2%	--	--	--

* 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

