Local Market Update for February 2026

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

91941

La Mesa, Mount Helix

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	34	**31**	- 8.8%	79	**53**	- 32.9%
Pending Sales	25	**19**	- 24.0%	46	**40**	- 13.0%
Closed Sales	26	**19**	- 26.9%	41	**35**	- 14.6%
Median Sales Price*	$821,250	**$1,210,000**	+ 47.3%	$885,000	**$1,150,000**	+ 29.9%
Percent of Original List Price Received*	101.3%	**98.0%**	- 3.3%	100.0%	**98.4%**	- 1.6%
Days on Market Until Sale	33	**71**	+ 115.2%	35	**56**	+ 60.0%
Inventory of Homes for Sale	45	**39**	- 13.3%	—	—	—
Months Supply of Inventory	2.3	**1.9**	- 17.4%	—	—	—

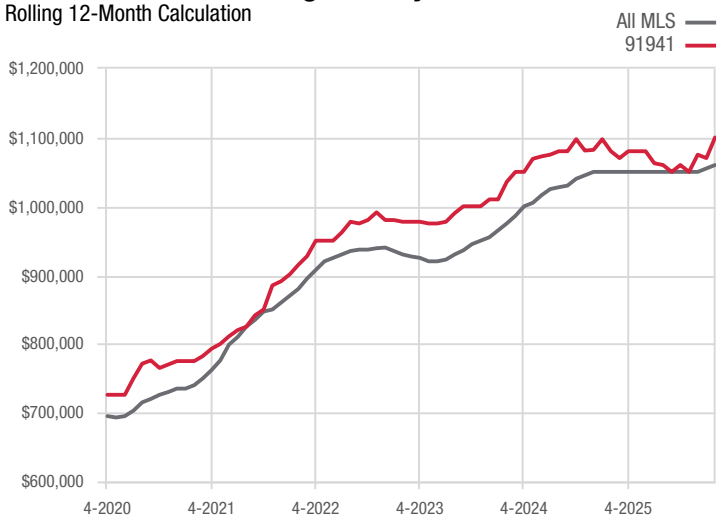
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	5	**2**	- 60.0%	8	**3**	- 62.5%
Pending Sales	2	**1**	- 50.0%	5	**2**	- 60.0%
Closed Sales	3	**0**	- 100.0%	3	**1**	- 66.7%
Median Sales Price*	$469,000	—	—	$469,000	**$528,000**	+ 12.6%
Percent of Original List Price Received*	98.9%	—	—	98.9%	**96.0%**	- 2.9%
Days on Market Until Sale	73	—	—	73	**49**	- 32.9%
Inventory of Homes for Sale	9	**2**	- 77.8%	—	—	—
Months Supply of Inventory	3.2	**1.0**	- 68.8%	—	—	—

* 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.

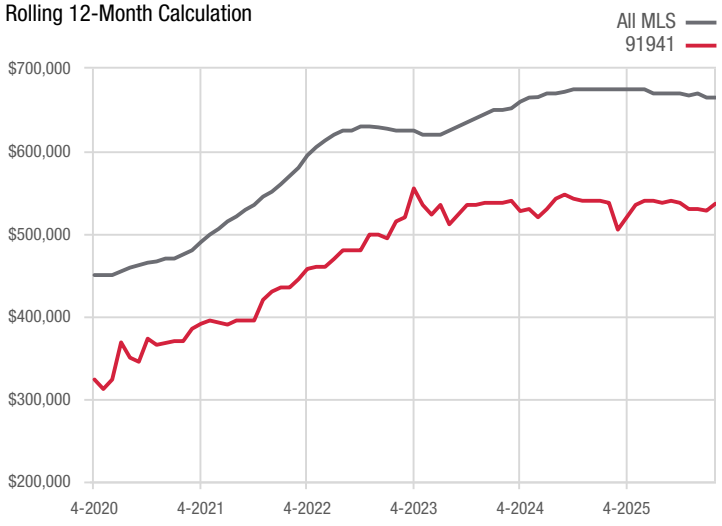
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.