Local Market Update for February 2026

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

91942

La Mesa, Grossmont

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	21	**11**	- 47.6%	50	**28**	- 44.0%
Pending Sales	21	**15**	- 28.6%	34	**25**	- 26.5%
Closed Sales	12	**12**	0.0%	28	**17**	- 39.3%
Median Sales Price*	$905,000	**$920,000**	+ 1.7%	$875,500	**$895,000**	+ 2.2%
Percent of Original List Price Received*	100.5%	**101.0%**	+ 0.5%	98.5%	**99.4%**	+ 0.9%
Days on Market Until Sale	40	**17**	- 57.5%	42	**17**	- 59.5%
Inventory of Homes for Sale	24	**13**	- 45.8%	—	—	—
Months Supply of Inventory	1.5	**0.9**	- 40.0%	—	—	—

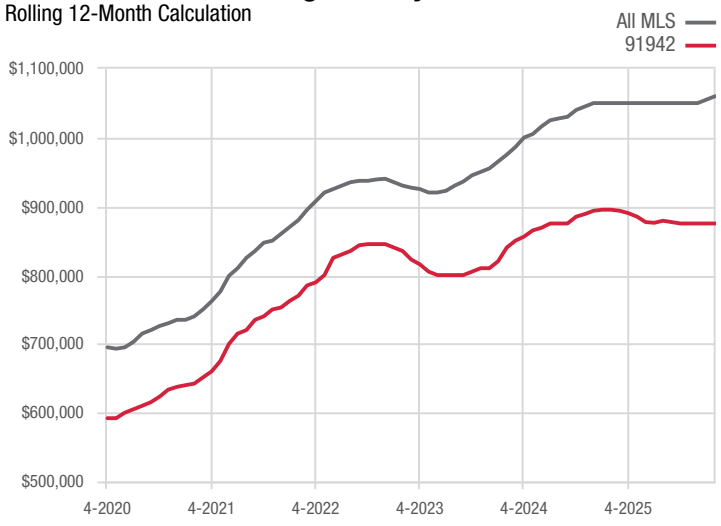
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	17	**16**	- 5.9%	39	**33**	- 15.4%
Pending Sales	10	**14**	+ 40.0%	16	**22**	+ 37.5%
Closed Sales	8	**8**	0.0%	17	**16**	- 5.9%
Median Sales Price*	$547,500	**$532,000**	- 2.8%	$555,000	**$475,000**	- 14.4%
Percent of Original List Price Received*	100.5%	**98.5%**	- 2.0%	99.2%	**97.4%**	- 1.8%
Days on Market Until Sale	15	**29**	+ 93.3%	34	**37**	+ 8.8%
Inventory of Homes for Sale	27	**24**	- 11.1%	—	—	—
Months Supply of Inventory	2.6	**2.4**	- 7.7%	—	—	—

* 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.

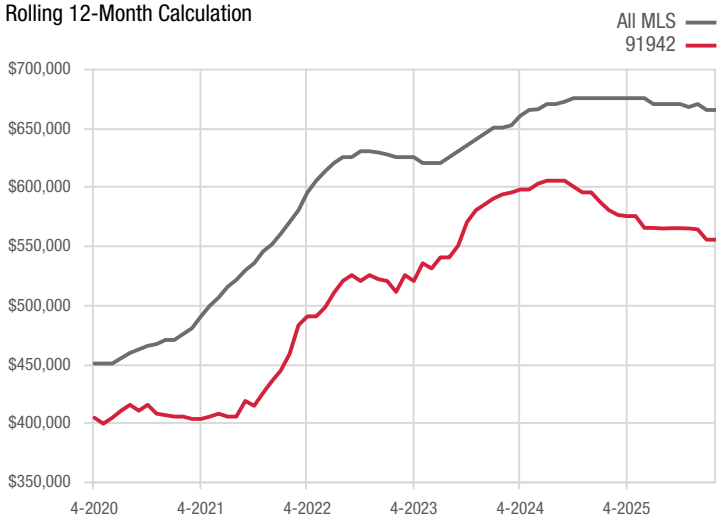
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.