Local Market Update for February 2026

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

92123

Serra Mesa

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	15	**16**	+ 6.7%	30	**29**	- 3.3%
Pending Sales	11	**10**	- 9.1%	18	**22**	+ 22.2%
Closed Sales	5	**12**	+ 140.0%	12	**23**	+ 91.7%
Median Sales Price*	$1,124,900	**$945,000**	- 16.0%	$1,067,500	**$1,032,500**	- 3.3%
Percent of Original List Price Received*	99.2%	**97.0%**	- 2.2%	99.7%	**96.3%**	- 3.4%
Days on Market Until Sale	21	**38**	+ 81.0%	18	**47**	+ 161.1%
Inventory of Homes for Sale	13	**20**	+ 53.8%	—	—	—
Months Supply of Inventory	1.1	**1.5**	+ 36.4%	—	—	—

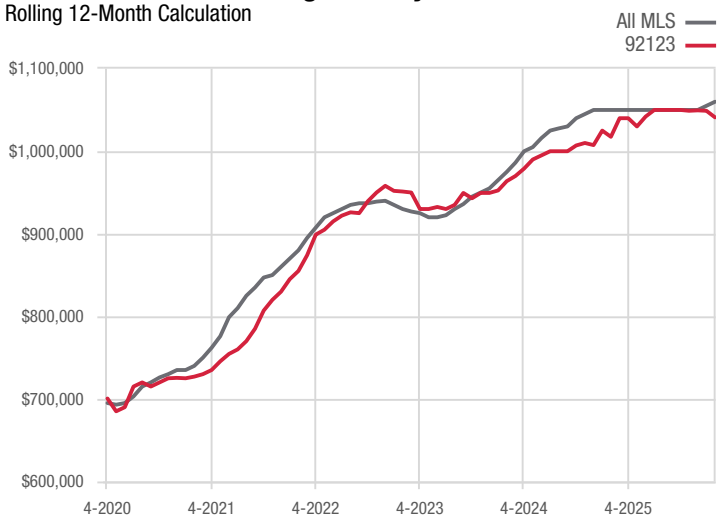
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	3	**1**	- 66.7%	9	**7**	- 22.2%
Pending Sales	4	**2**	- 50.0%	7	**8**	+ 14.3%
Closed Sales	4	**6**	+ 50.0%	6	**10**	+ 66.7%
Median Sales Price*	$649,500	**$632,500**	- 2.6%	$649,500	**$502,500**	- 22.6%
Percent of Original List Price Received*	99.3%	**97.5%**	- 1.8%	96.6%	**97.9%**	+ 1.3%
Days on Market Until Sale	37	**52**	+ 40.5%	40	**58**	+ 45.0%
Inventory of Homes for Sale	10	**5**	- 50.0%	—	—	—
Months Supply of Inventory	2.9	**1.1**	- 62.1%	—	—	—

* 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.

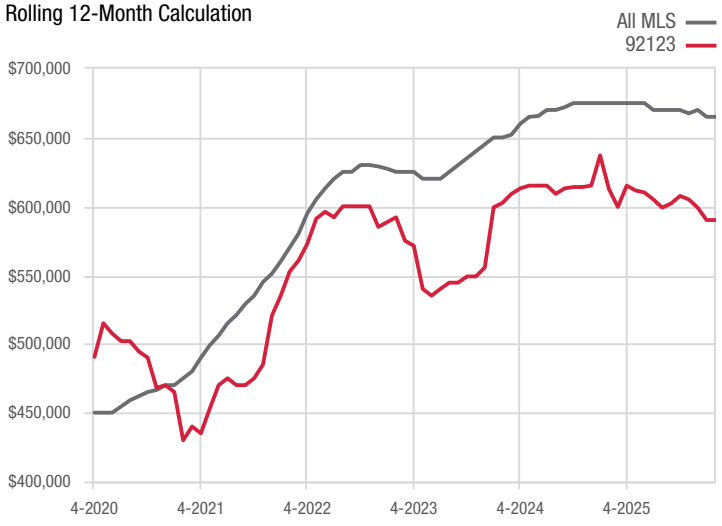
Median Sales Price - Single Family

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.