Local Market Update for February 2026

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

92126

Mira Mesa

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	35	**25**	- 28.6%	62	**59**	- 4.8%
Pending Sales	24	**20**	- 16.7%	38	**45**	+ 18.4%
Closed Sales	17	**30**	+ 76.5%	35	**41**	+ 17.1%
Median Sales Price*	$1,125,000	**$1,091,545**	- 3.0%	$1,125,000	**$1,120,000**	- 0.4%
Percent of Original List Price Received*	98.8%	**97.5%**	- 1.3%	98.7%	**97.9%**	- 0.8%
Days on Market Until Sale	20	**43**	+ 115.0%	28	**47**	+ 67.9%
Inventory of Homes for Sale	33	**36**	+ 9.1%	—	—	—
Months Supply of Inventory	1.7	**1.8**	+ 5.9%	—	—	—

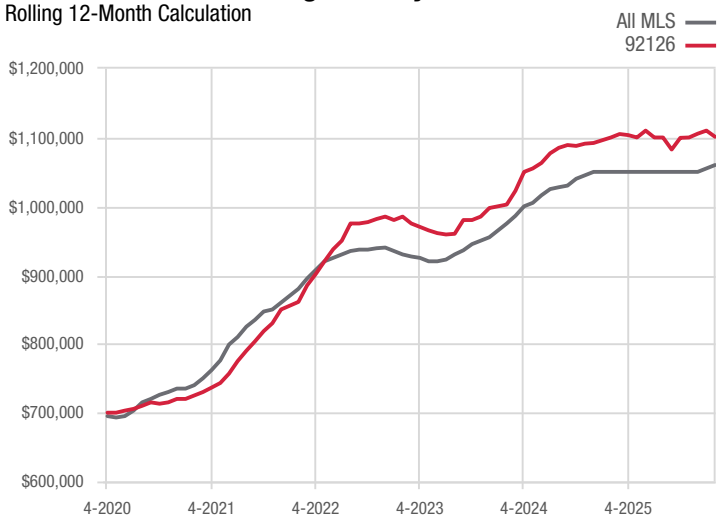
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	20	**9**	- 55.0%	36	**37**	+ 2.8%
Pending Sales	18	**13**	- 27.8%	23	**25**	+ 8.7%
Closed Sales	5	**12**	+ 140.0%	19	**20**	+ 5.3%
Median Sales Price*	$485,500	**$529,000**	+ 9.0%	$615,000	**$529,000**	- 14.0%
Percent of Original List Price Received*	95.9%	**99.5%**	+ 3.8%	98.1%	**98.7%**	+ 0.6%
Days on Market Until Sale	35	**48**	+ 37.1%	40	**55**	+ 37.5%
Inventory of Homes for Sale	26	**34**	+ 30.8%	—	—	—
Months Supply of Inventory	2.0	**2.8**	+ 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.

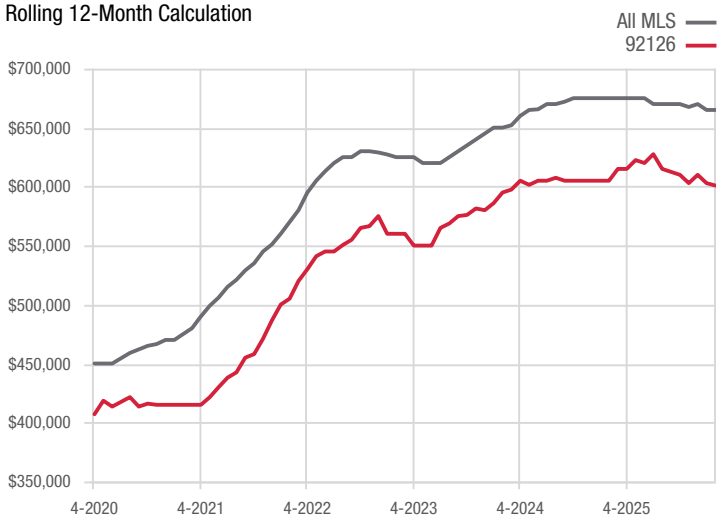
Median Sales Price - Single Family

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.