Local Market Update for April 2026

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

91942

La Mesa, Grossmont

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	24	**16**	- 33.3%	99	**70**	- 29.3%
Pending Sales	20	**13**	- 35.0%	72	**54**	- 25.0%
Closed Sales	16	**16**	0.0%	65	**50**	- 23.1%
Median Sales Price*	$872,500	**$980,000**	+ 12.3%	$876,000	**$897,000**	+ 2.4%
Percent of Original List Price Received*	101.0%	**97.7%**	- 3.3%	100.2%	**98.3%**	- 1.9%
Days on Market Until Sale	21	**36**	+ 71.4%	31	**26**	- 16.1%
Inventory of Homes for Sale	24	**20**	- 16.7%	—	**—**	—
Months Supply of Inventory	1.4	**1.5**	+ 7.1%	—	**—**	—

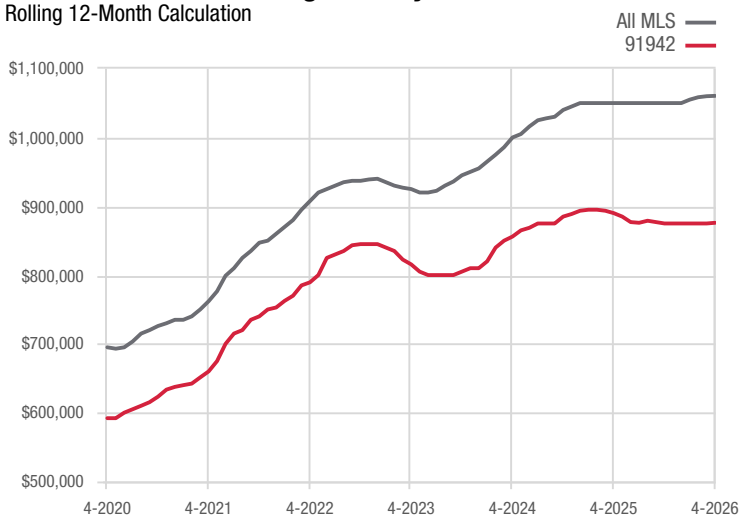
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	16	**26**	+ 62.5%	70	**84**	+ 20.0%
Pending Sales	10	**13**	+ 30.0%	40	**46**	+ 15.0%
Closed Sales	11	**13**	+ 18.2%	40	**44**	+ 10.0%
Median Sales Price*	$550,000	**$550,000**	0.0%	$552,500	**$549,900**	- 0.5%
Percent of Original List Price Received*	96.3%	**98.1%**	+ 1.9%	98.3%	**97.6%**	- 0.7%
Days on Market Until Sale	42	**27**	- 35.7%	33	**44**	+ 33.3%
Inventory of Homes for Sale	30	**34**	+ 13.3%	—	**—**	—
Months Supply of Inventory	2.9	**3.3**	+ 13.8%	—	**—**	—

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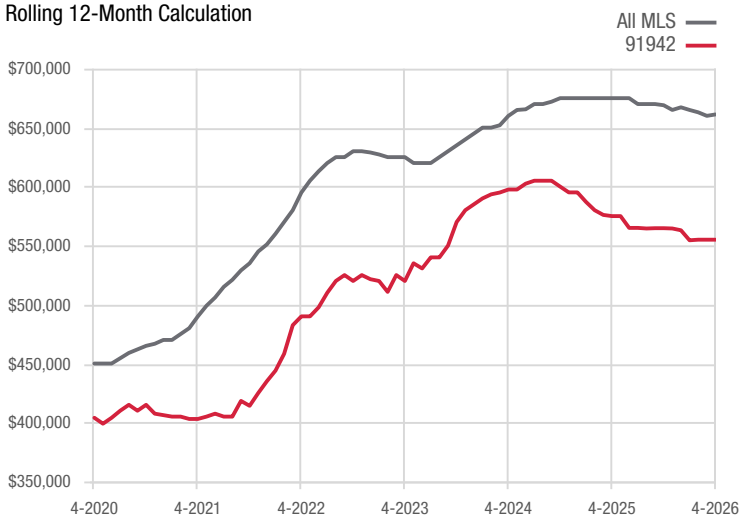
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.