Local Market Update for May 2026

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

91941

La Mesa, Mount Helix

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	32	**36**	+ 12.5%	182	**172**	- 5.5%
Pending Sales	26	**23**	- 11.5%	107	**123**	+ 15.0%
Closed Sales	15	**29**	+ 93.3%	97	**116**	+ 19.6%
Median Sales Price*	$1,200,000	**$1,210,000**	+ 0.8%	$1,017,500	**$1,100,000**	+ 8.1%
Percent of Original List Price Received*	99.3%	**100.4%**	+ 1.1%	100.6%	**99.6%**	- 1.0%
Days on Market Until Sale	15	**32**	+ 113.3%	26	**38**	+ 46.2%
Inventory of Homes for Sale	52	**49**	- 5.8%	—	—	—
Months Supply of Inventory	2.5	**2.2**	- 12.0%	—	—	—

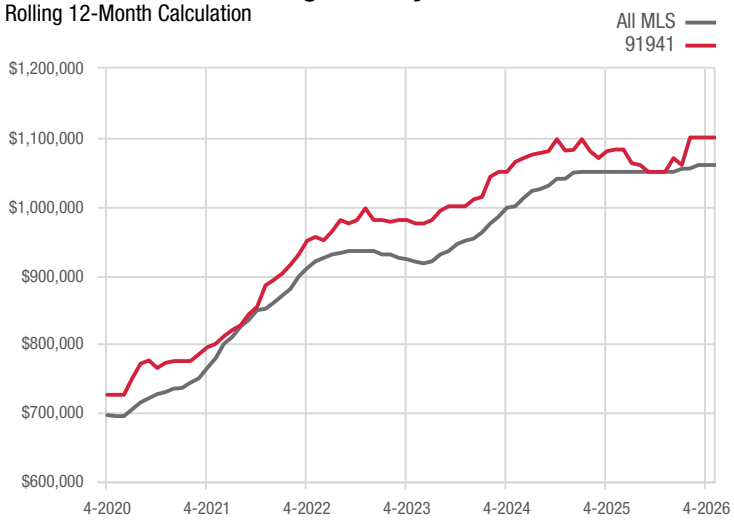
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	3	**6**	+ 100.0%	13	**15**	+ 15.4%
Pending Sales	3	**1**	- 66.7%	11	**6**	- 45.5%
Closed Sales	1	**1**	0.0%	9	**6**	- 33.3%
Median Sales Price*	$775,000	**$500,000**	- 35.5%	$490,000	**$514,000**	+ 4.9%
Percent of Original List Price Received*	99.7%	**100.2%**	+ 0.5%	98.9%	**96.7%**	- 2.2%
Days on Market Until Sale	27	**24**	- 11.1%	42	**52**	+ 23.8%
Inventory of Homes for Sale	5	**8**	+ 60.0%	—	—	—
Months Supply of Inventory	1.9	**4.9**	+ 157.9%	—	—	—

* 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.

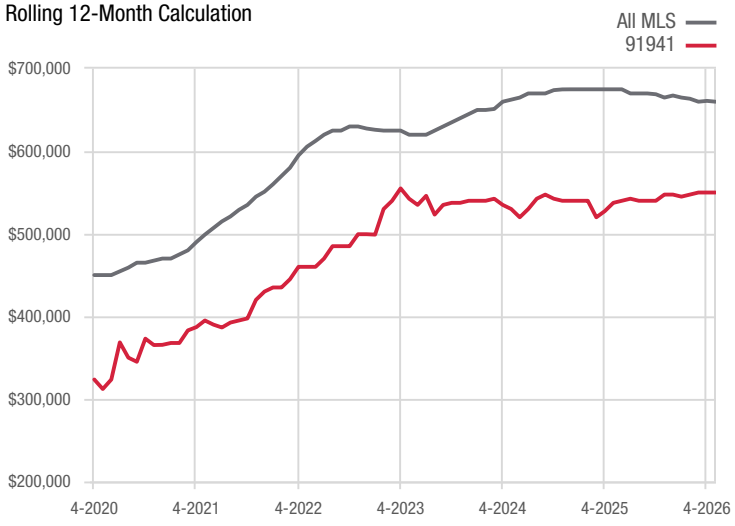
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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