# Local Market Update for May 2026

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

# 92126

## Mira Mesa

| Detached | May | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 5-2025** | **Thru 5-2026** | **% Change** |
| New Listings | 35 | **23** | - 34.3% | 149 | **147** | - 1.3% |
| Pending Sales | 20 | **31** | + 55.0% | 101 | **129** | + 27.7% |
| Closed Sales | 26 | **26** | 0.0% | 99 | **114** | + 15.2% |
| Median Sales Price* | $1,138,500 | **$1,099,350** | - 3.4% | $1,151,000 | **$1,109,350** | - 3.6% |
| Percent of Original List Price Received* | 100.1% | **100.0%** | - 0.1% | 99.2% | **98.9%** | - 0.3% |
| Days on Market Until Sale | 30 | **24** | - 20.0% | 25 | **32** | + 28.0% |
| Inventory of Homes for Sale | 34 | **22** | - 35.3% | — | **—** | — |
| Months Supply of Inventory | 1.8 | **1.1** | - 38.9% | — | **—** | — |

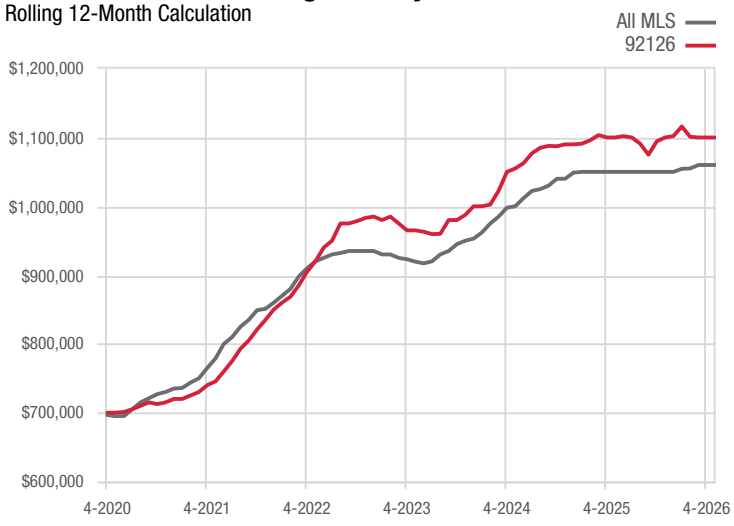
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | May | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 5-2025** | **Thru 5-2026** | **% Change** |
| New Listings | 24 | **26** | + 8.3% | 107 | **136** | + 27.1% |
| Pending Sales | 12 | **17** | + 41.7% | 55 | **75** | + 36.4% |
| Closed Sales | 11 | **15** | + 36.4% | 56 | **63** | + 12.5% |
| Median Sales Price* | $620,000 | **$643,000** | + 3.7% | $638,000 | **$595,000** | - 6.7% |
| Percent of Original List Price Received* | 97.2% | **97.2%** | 0.0% | 98.1% | **97.6%** | - 0.5% |
| Days on Market Until Sale | 38 | **35** | - 7.9% | 36 | **52** | + 44.4% |
| Inventory of Homes for Sale | 41 | **49** | + 19.5% | — | **—** | — |
| Months Supply of Inventory | 3.3 | **3.4** | + 3.0% | — | **—** | — |

* 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.

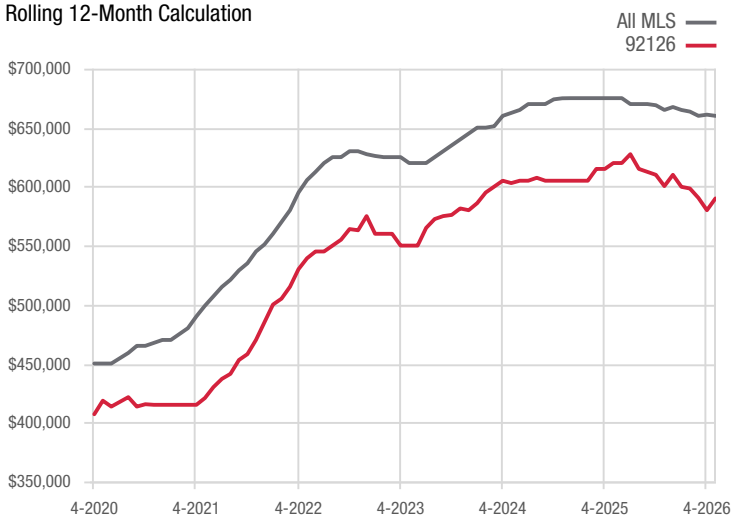
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

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