Local Market Update for July 2026

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

91941

La Mesa, Mount Helix

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	38	**35**	- 7.9%	254	**241**	- 5.1%
Pending Sales	23	**19**	- 17.4%	143	**159**	+ 11.2%
Closed Sales	16	**23**	+ 43.8%	136	**158**	+ 16.2%
Median Sales Price*	$968,550	**$1,150,000**	+ 18.7%	$1,025,000	**$1,130,000**	+ 10.2%
Percent of Original List Price Received*	99.0%	**97.4%**	- 1.6%	100.1%	**99.1%**	- 1.0%
Days on Market Until Sale	25	**30**	+ 20.0%	27	**35**	+ 29.6%
Inventory of Homes for Sale	63	**61**	- 3.2%	—	—	—
Months Supply of Inventory	3.2	**2.7**	- 15.6%	—	—	—

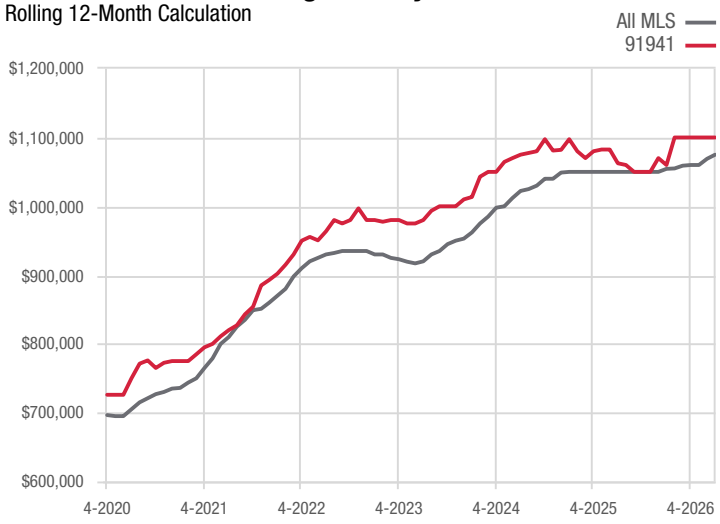
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	3	**3**	0.0%	19	**24**	+ 26.3%
Pending Sales	4	**3**	- 25.0%	17	**11**	- 35.3%
Closed Sales	3	**3**	0.0%	15	**10**	- 33.3%
Median Sales Price*	$830,000	**$544,990**	- 34.3%	$547,500	**$514,000**	- 6.1%
Percent of Original List Price Received*	100.5%	**97.1%**	- 3.4%	99.8%	**97.8%**	- 2.0%
Days on Market Until Sale	218	**66**	- 69.7%	71	**51**	- 28.2%
Inventory of Homes for Sale	4	**10**	+ 150.0%	—	—	—
Months Supply of Inventory	1.4	**6.5**	+ 364.3%	—	—	—

* 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.

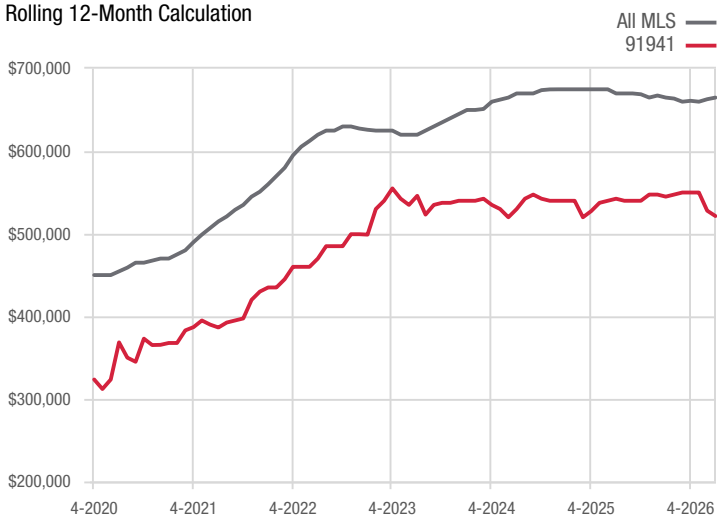
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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