Local Market Update for July 2026

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

91942

La Mesa, Grossmont

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	23	**29**	+ 26.1%	157	**144**	- 8.3%
Pending Sales	16	**23**	+ 43.8%	116	**103**	- 11.2%
Closed Sales	21	**18**	- 14.3%	119	**89**	- 25.2%
Median Sales Price*	$879,000	**$942,500**	+ 7.2%	$870,000	**$900,000**	+ 3.4%
Percent of Original List Price Received*	98.2%	**102.0%**	+ 3.9%	99.4%	**99.4%**	0.0%
Days on Market Until Sale	30	**18**	- 40.0%	28	**23**	- 17.9%
Inventory of Homes for Sale	24	**28**	+ 16.7%	—	**—**	—
Months Supply of Inventory	1.5	**2.0**	+ 33.3%	—	**—**	—

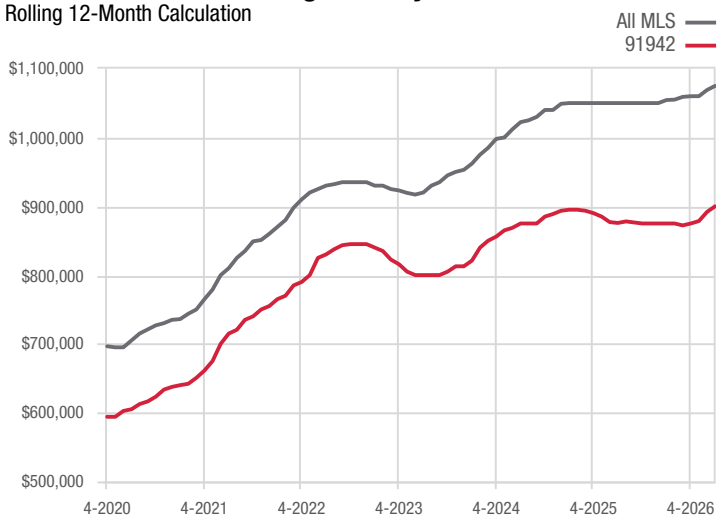
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	16	**21**	+ 31.3%	125	**134**	+ 7.2%
Pending Sales	13	**11**	- 15.4%	75	**82**	+ 9.3%
Closed Sales	17	**12**	- 29.4%	74	**81**	+ 9.5%
Median Sales Price*	$590,000	**$428,250**	- 27.4%	$559,000	**$552,500**	- 1.2%
Percent of Original List Price Received*	97.5%	**95.6%**	- 1.9%	98.0%	**97.2%**	- 0.8%
Days on Market Until Sale	37	**58**	+ 56.8%	32	**43**	+ 34.4%
Inventory of Homes for Sale	29	**28**	- 3.4%	—	**—**	—
Months Supply of Inventory	2.9	**2.7**	- 6.9%	—	**—**	—

* 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.

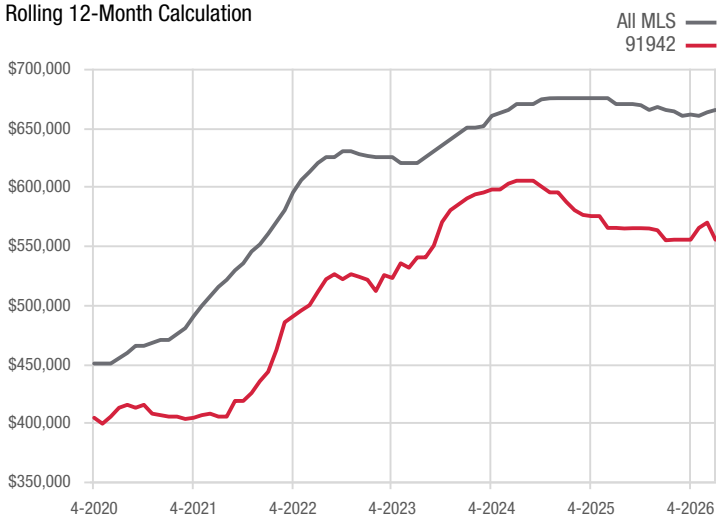
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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