# Local Market Update for July 2026

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

# 92126

## Mira Mesa

| Detached | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 38 | **23** | - 39.5% | 215 | **196** | - 8.8% |
| Pending Sales | 15 | **25** | + 66.7% | 137 | **168** | + 22.6% |
| Closed Sales | 25 | **23** | - 8.0% | 141 | **163** | + 15.6% |
| Median Sales Price* | $1,037,500 | **$1,151,843** | + 11.0% | $1,121,000 | **$1,110,000** | - 1.0% |
| Percent of Original List Price Received* | 97.7% | **100.0%** | + 2.4% | 98.8% | **99.2%** | + 0.4% |
| Days on Market Until Sale | 38 | **29** | - 23.7% | 27 | **30** | + 11.1% |
| Inventory of Homes for Sale | 47 | **22** | - 53.2% | — | **—** | — |
| Months Supply of Inventory | 2.5 | **1.0** | - 60.0% | — | **—** | — |

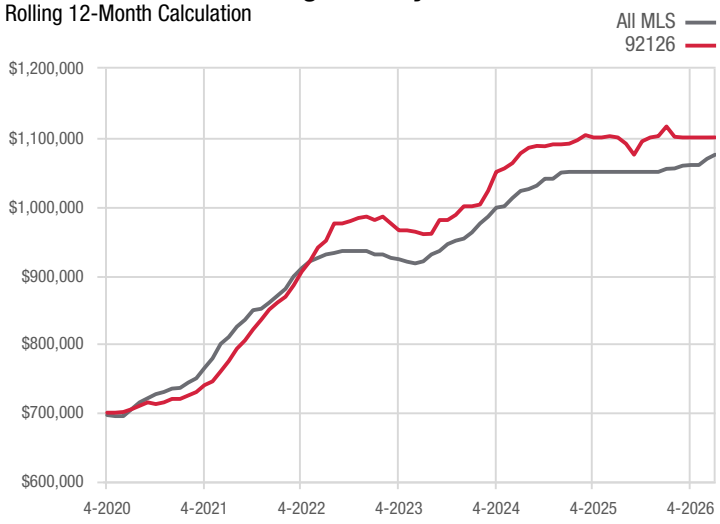
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 34 | **17** | - 50.0% | 170 | **181** | + 6.5% |
| Pending Sales | 14 | **19** | + 35.7% | 83 | **119** | + 43.4% |
| Closed Sales | 13 | **26** | + 100.0% | 85 | **108** | + 27.1% |
| Median Sales Price* | $630,000 | **$650,000** | + 3.2% | $635,000 | **$595,000** | - 6.3% |
| Percent of Original List Price Received* | 97.8% | **96.8%** | - 1.0% | 98.0% | **97.2%** | - 0.8% |
| Days on Market Until Sale | 36 | **44** | + 22.2% | 35 | **48** | + 37.1% |
| Inventory of Homes for Sale | 55 | **41** | - 25.5% | — | **—** | — |
| Months Supply of Inventory | 4.3 | **2.6** | - 39.5% | — | **—** | — |

* 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.

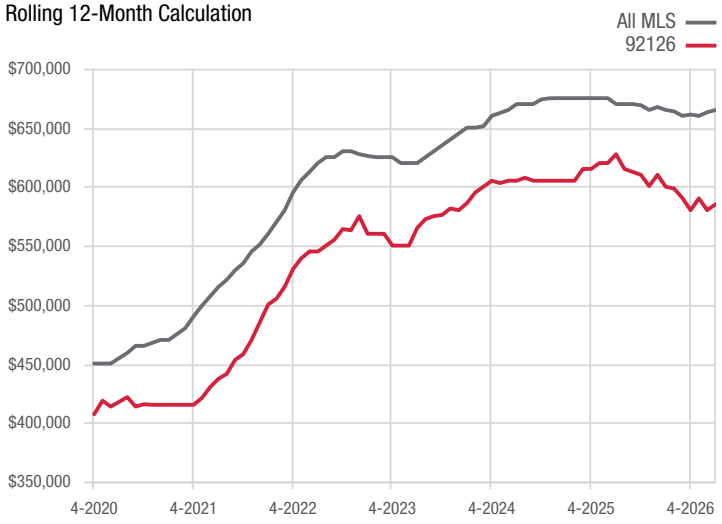
### Median Sales Price - Single Family

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.