Local Market Update for August 2026

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

91941

La Mesa, Mount Helix

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	36	**36**	0.0%	288	**279**	- 3.1%
Pending Sales	22	**22**	0.0%	165	**182**	+ 10.3%
Closed Sales	23	**14**	- 39.1%	159	**175**	+ 10.1%
Median Sales Price*	$1,210,000	**$1,166,113**	- 3.6%	$1,060,000	**$1,150,000**	+ 8.5%
Percent of Original List Price Received*	96.5%	**100.9%**	+ 4.6%	99.6%	**99.2%**	- 0.4%
Days on Market Until Sale	25	**34**	+ 36.0%	27	**35**	+ 29.6%
Inventory of Homes for Sale	63	**49**	- 22.2%	—	—	—
Months Supply of Inventory	3.2	**2.2**	- 31.3%	—	—	—

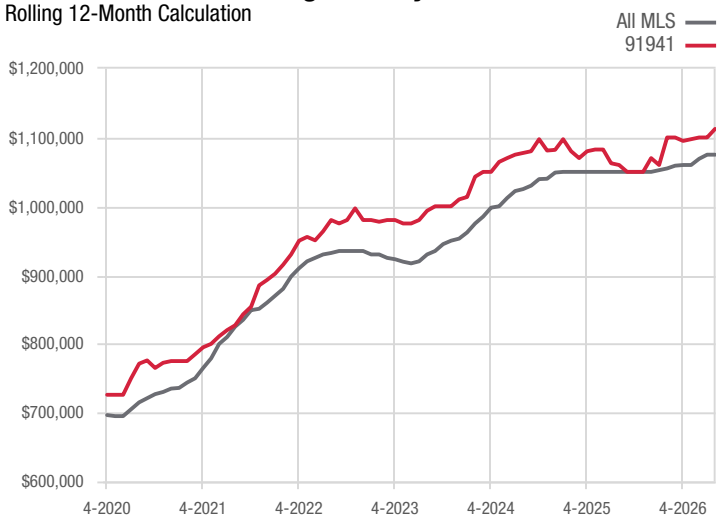
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**5**	—	19	**29**	+ 52.6%
Pending Sales	1	**2**	+ 100.0%	18	**14**	- 22.2%
Closed Sales	3	**3**	0.0%	18	**13**	- 27.8%
Median Sales Price*	$515,000	**$530,000**	+ 2.9%	$545,000	**$528,000**	- 3.1%
Percent of Original List Price Received*	102.6%	**98.2%**	- 4.3%	100.3%	**97.9%**	- 2.4%
Days on Market Until Sale	6	**7**	+ 16.7%	60	**41**	- 31.7%
Inventory of Homes for Sale	3	**10**	+ 233.3%	—	—	—
Months Supply of Inventory	1.1	**5.8**	+ 427.3%	—	—	—

* 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.

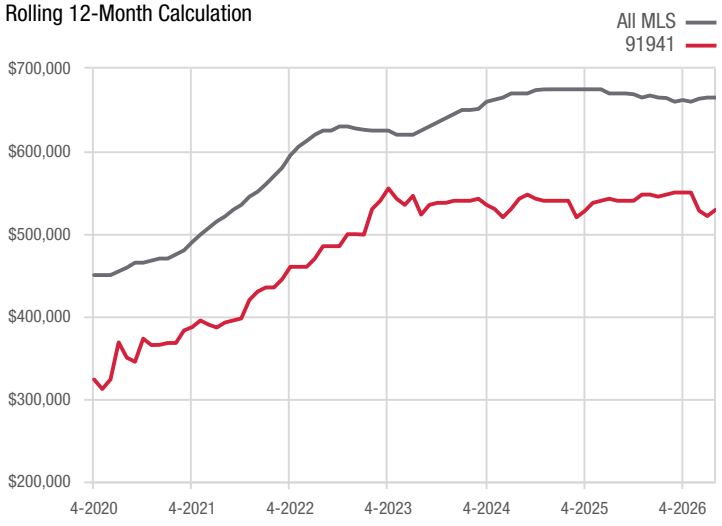
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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