Local Market Update for August 2026

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

92123

Serra Mesa

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	25	**18**	- 28.0%	199	**130**	- 34.7%
Pending Sales	20	**8**	- 60.0%	107	**85**	- 20.6%
Closed Sales	13	**7**	- 46.2%	93	**83**	- 10.8%
Median Sales Price*	$1,049,000	**$1,035,000**	- 1.3%	$1,060,000	**$1,043,500**	- 1.6%
Percent of Original List Price Received*	99.5%	**97.3%**	- 2.2%	99.3%	**98.6%**	- 0.7%
Days on Market Until Sale	21	**12**	- 42.9%	23	**30**	+ 30.4%
Inventory of Homes for Sale	32	**24**	- 25.0%	—	**—**	—
Months Supply of Inventory	2.6	**2.1**	- 19.2%	—	**—**	—

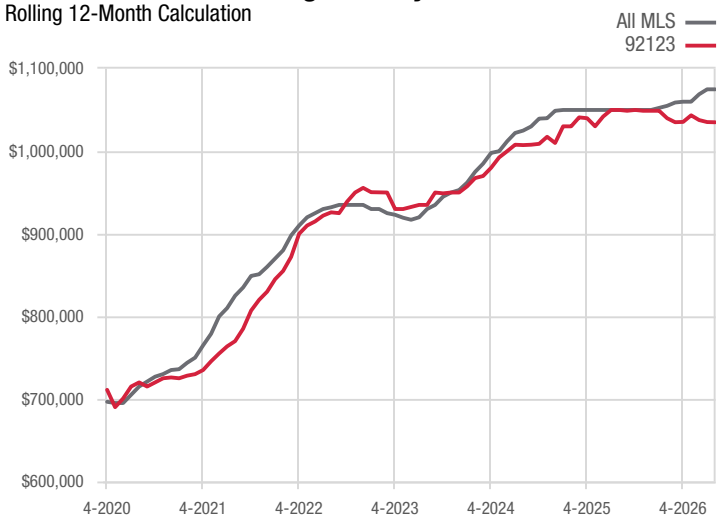
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**11**	0.0%	69	**68**	- 1.4%
Pending Sales	10	**3**	- 70.0%	44	**45**	+ 2.3%
Closed Sales	5	**8**	+ 60.0%	35	**45**	+ 28.6%
Median Sales Price*	$484,000	**$549,500**	+ 13.5%	$590,000	**$600,000**	+ 1.7%
Percent of Original List Price Received*	95.8%	**98.6%**	+ 2.9%	98.1%	**98.3%**	+ 0.2%
Days on Market Until Sale	40	**43**	+ 7.5%	36	**45**	+ 25.0%
Inventory of Homes for Sale	10	**17**	+ 70.0%	—	**—**	—
Months Supply of Inventory	2.1	**3.6**	+ 71.4%	—	**—**	—

* 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.

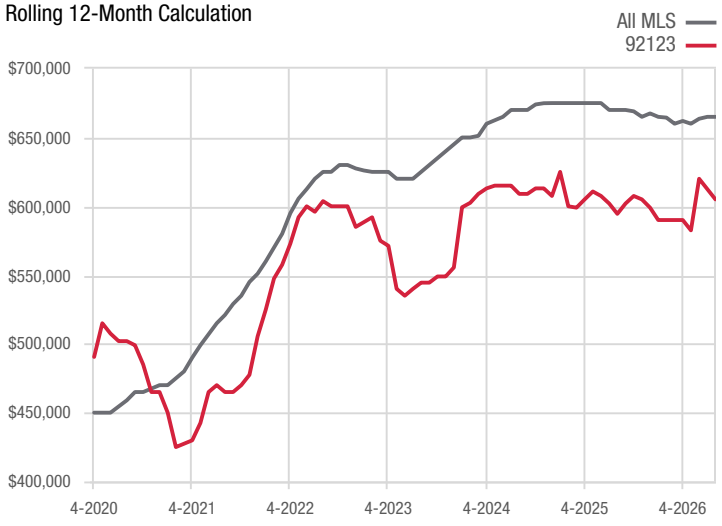
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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.