Local Market Update for August 2026

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

92126

Mira Mesa

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	21	**23**	+ 9.5%	234	**218**	- 6.8%
Pending Sales	14	**18**	+ 28.6%	151	**185**	+ 22.5%
Closed Sales	12	**17**	+ 41.7%	153	**180**	+ 17.6%
Median Sales Price*	$1,094,500	**$1,125,000**	+ 2.8%	$1,116,000	**$1,110,000**	- 0.5%
Percent of Original List Price Received*	98.1%	**101.9%**	+ 3.9%	98.8%	**99.5%**	+ 0.7%
Days on Market Until Sale	28	**19**	- 32.1%	27	**29**	+ 7.4%
Inventory of Homes for Sale	42	**18**	- 57.1%	—	**—**	—
Months Supply of Inventory	2.3	**0.8**	- 65.2%	—	**—**	—

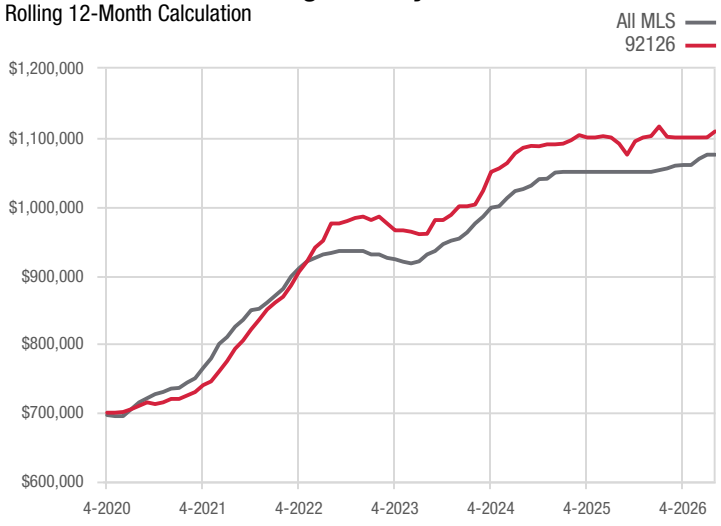
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	17	**21**	+ 23.5%	187	**205**	+ 9.6%
Pending Sales	11	**17**	+ 54.5%	94	**135**	+ 43.6%
Closed Sales	14	**14**	0.0%	99	**124**	+ 25.3%
Median Sales Price*	$520,000	**$889,487**	+ 71.1%	$627,500	**$600,000**	- 4.4%
Percent of Original List Price Received*	100.4%	**98.1%**	- 2.3%	98.3%	**97.2%**	- 1.1%
Days on Market Until Sale	21	**57**	+ 171.4%	33	**49**	+ 48.5%
Inventory of Homes for Sale	47	**31**	- 34.0%	—	**—**	—
Months Supply of Inventory	3.9	**1.9**	- 51.3%	—	**—**	—

* 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.

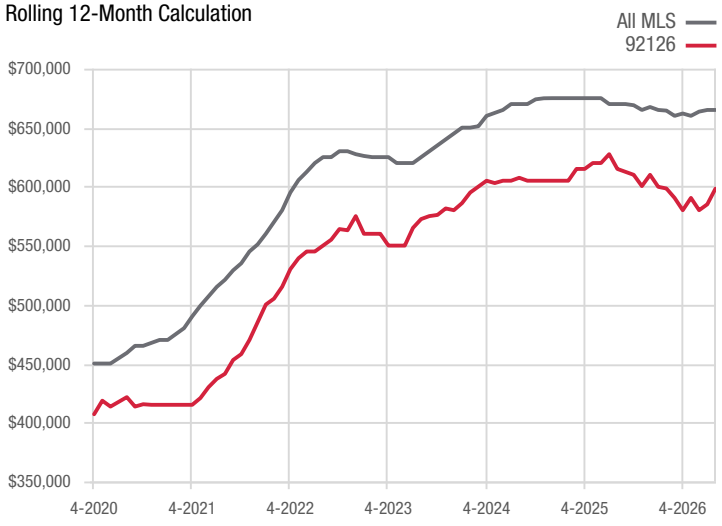
Median Sales Price - Single Family

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.