

Local Market Update for September 2026

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

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La Mesa, Grossmont

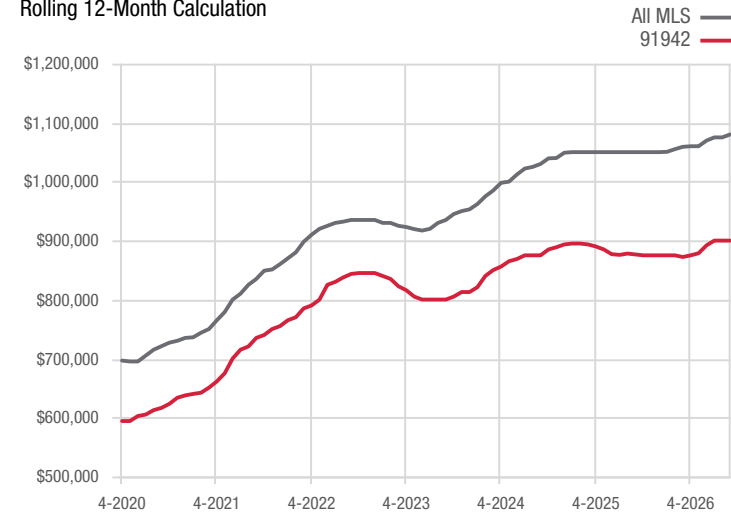
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	20	20	0.0%	199	179	- 10.1%
Pending Sales	19	18	- 5.3%	147	133	- 9.5%
Closed Sales	11	19	+ 72.7%	144	126	- 12.5%
Median Sales Price*	\$809,600	\$890,000	+ 9.9%	\$872,500	\$900,000	+ 3.2%
Percent of Original List Price Received*	98.1%	97.1%	- 1.0%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	29	37	+ 27.6%	27	26	- 3.7%
Inventory of Homes for Sale	23	19	- 17.4%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	14	20	+ 42.9%	157	173	+ 10.2%
Pending Sales	5	8	+ 60.0%	85	100	+ 17.6%
Closed Sales	4	9	+ 125.0%	87	101	+ 16.1%
Median Sales Price*	\$501,500	\$575,000	+ 14.7%	\$563,000	\$557,450	- 1.0%
Percent of Original List Price Received*	96.4%	99.0%	+ 2.7%	98.1%	97.5%	- 0.6%
Days on Market Until Sale	42	38	- 9.5%	33	43	+ 30.3%
Inventory of Homes for Sale	35	37	+ 5.7%	—	—	—
Months Supply of Inventory	3.6	3.3	- 8.3%	—	—	—

* 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

