Local Market Update for October 2026

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

91942

La Mesa, Grossmont

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**16**	0.0%	215	**193**	- 10.2%
Pending Sales	18	**5**	- 72.2%	165	**137**	- 17.0%
Closed Sales	19	**14**	- 26.3%	163	**140**	- 14.1%
Median Sales Price*	$825,000	**$881,000**	+ 6.8%	$870,000	**$900,000**	+ 3.4%
Percent of Original List Price Received*	99.5%	**98.8%**	- 0.7%	99.4%	**99.0%**	- 0.4%
Days on Market Until Sale	22	**23**	+ 4.5%	27	**26**	- 3.7%
Inventory of Homes for Sale	13	**28**	+ 115.4%	—	—	—
Months Supply of Inventory	0.8	**2.2**	+ 175.0%	—	—	—

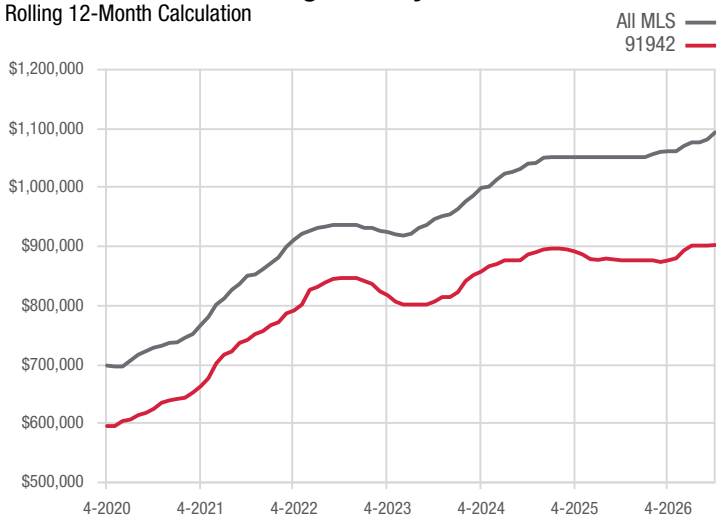
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	12	**23**	+ 91.7%	169	**196**	+ 16.0%
Pending Sales	13	**9**	- 30.8%	98	**110**	+ 12.2%
Closed Sales	8	**11**	+ 37.5%	95	**112**	+ 17.9%
Median Sales Price*	$590,000	**$563,000**	- 4.6%	$564,500	**$559,900**	- 0.8%
Percent of Original List Price Received*	99.1%	**99.6%**	+ 0.5%	98.2%	**97.7%**	- 0.5%
Days on Market Until Sale	30	**25**	- 16.7%	33	**41**	+ 24.2%
Inventory of Homes for Sale	29	**40**	+ 37.9%	—	—	—
Months Supply of Inventory	2.9	**3.7**	+ 27.6%	—	—	—

* 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.

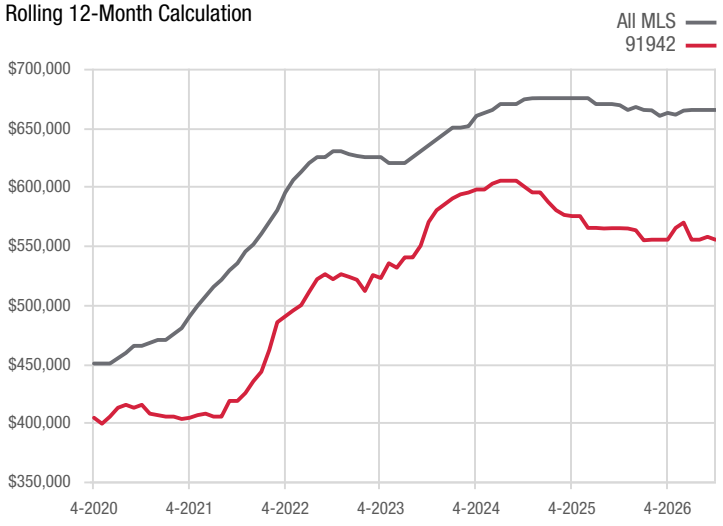
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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