Local Market Update for October 2026

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

92126

Mira Mesa

Detached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	34	**22**	- 35.3%	299	**263**	- 12.0%
Pending Sales	19	**15**	- 21.1%	190	**214**	+ 12.6%
Closed Sales	21	**14**	- 33.3%	188	**211**	+ 12.2%
Median Sales Price*	$1,070,000	**$1,055,000**	- 1.4%	$1,100,000	**$1,100,000**	0.0%
Percent of Original List Price Received*	99.3%	**98.9%**	- 0.4%	98.9%	**99.4%**	+ 0.5%
Days on Market Until Sale	26	**16**	- 38.5%	28	**30**	+ 7.1%
Inventory of Homes for Sale	43	**28**	- 34.9%	—	**—**	—
Months Supply of Inventory	2.3	**1.4**	- 39.1%	—	**—**	—

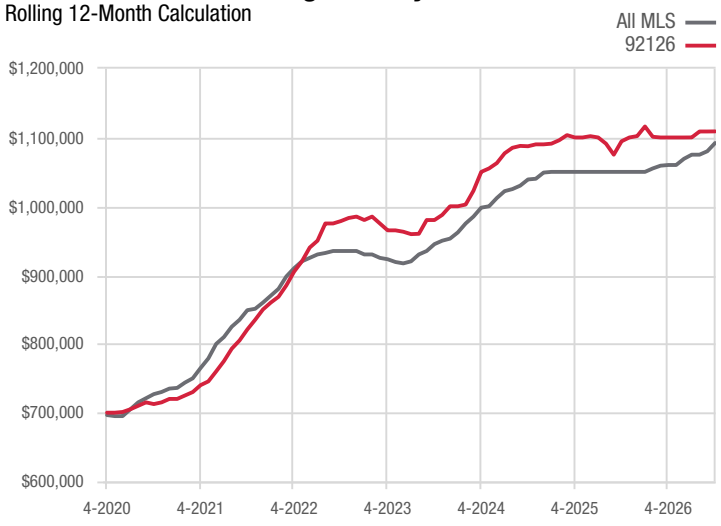
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	42	**21**	- 50.0%	252	**243**	- 3.6%
Pending Sales	17	**10**	- 41.2%	126	**152**	+ 20.6%
Closed Sales	15	**15**	0.0%	123	**150**	+ 22.0%
Median Sales Price*	$580,000	**$575,000**	- 0.9%	$610,000	**$600,000**	- 1.6%
Percent of Original List Price Received*	97.9%	**98.3%**	+ 0.4%	97.9%	**97.2%**	- 0.7%
Days on Market Until Sale	59	**37**	- 37.3%	37	**48**	+ 29.7%
Inventory of Homes for Sale	60	**45**	- 25.0%	—	**—**	—
Months Supply of Inventory	4.5	**3.1**	- 31.1%	—	**—**	—

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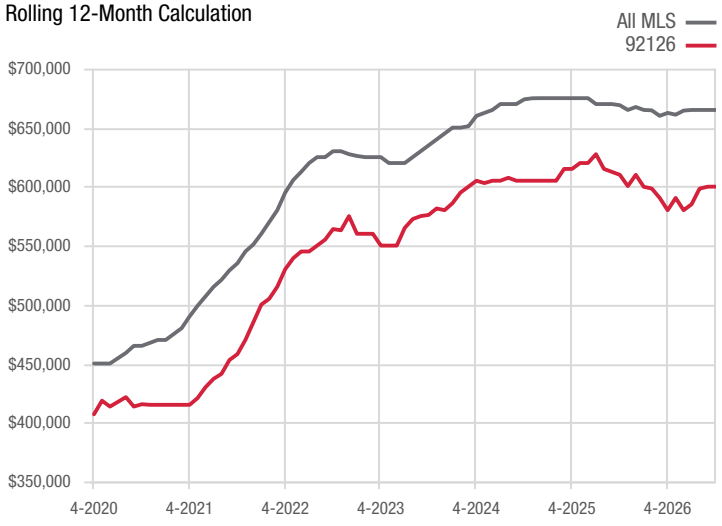
Median Sales Price - Single Family

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.