

# Local Market Update for July 2025

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

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La Mesa, Mount Helix

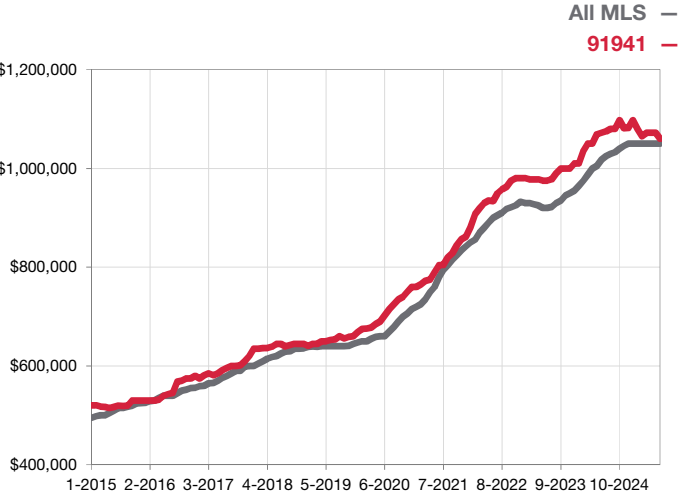
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	44	37	- 15.9%	228	259	+ 13.6%
Pending Sales	20	26	+ 30.0%	135	151	+ 11.9%
Closed Sales	24	16	- 33.3%	127	140	+ 10.2%
Median Sales Price*	\$1,132,250	\$975,000	- 13.9%	\$1,095,000	\$1,025,000	- 6.4%
Percent of Original List Price Received*	99.3%	99.1%	- 0.2%	99.6%	100.1%	+ 0.5%
Days on Market Until Sale	16	26	+ 62.5%	22	26	+ 18.2%
Inventory of Homes for Sale	61	57	- 6.6%	--	--	--
Months Supply of Inventory	3.3	2.8	- 15.2%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	3	3	0.0%	25	19	- 24.0%
Pending Sales	4	4	0.0%	21	17	- 19.0%
Closed Sales	3	2	- 33.3%	20	13	- 35.0%
Median Sales Price*	\$785,000	\$550,000	- 29.9%	\$532,500	\$519,500	- 2.4%
Percent of Original List Price Received*	101.5%	100.0%	- 1.5%	100.3%	100.4%	+ 0.1%
Days on Market Until Sale	22	262	+ 1090.9%	20	66	+ 230.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

\* 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

