

Local Market Update for October 2024

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

91941

La Mesa, Mount Helix

Single Family

| Key Metrics | October | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| New Listings | 16 | 24 | + 50.0% | 226 | 326 | + 44.2% |
| Pending Sales | 14 | 26 | + 85.7% | 189 | 205 | + 8.5% |
| Closed Sales | 25 | 28 | + 12.0% | 191 | 192 | + 0.5% |
| Median Sales Price* | \$1,010,000 | \$1,080,000 | + 6.9% | \$1,000,000 | \$1,097,500 | + 9.7% |
| Percent of Original List Price Received* | 99.5% | 96.9% | - 2.6% | 101.0% | 99.3% | - 1.7% |
| Days on Market Until Sale | 32 | 28 | - 12.5% | 32 | 23 | - 28.1% |
| Inventory of Homes for Sale | 18 | 38 | + 111.1% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.9 | + 90.0% | -- | -- | -- |

* 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.

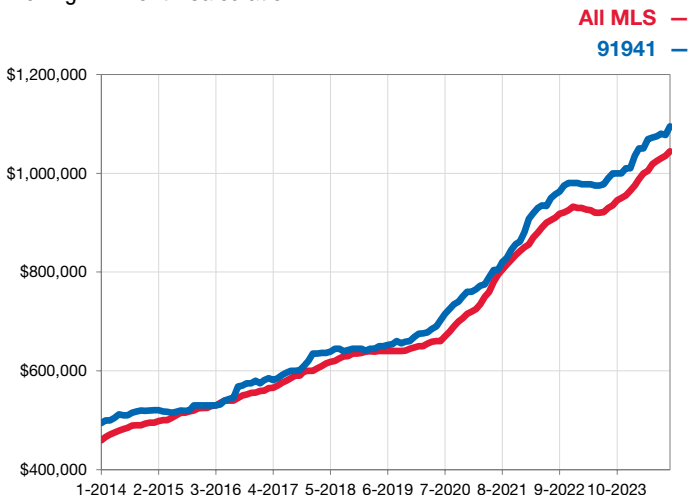
Townhouse-Condo

| Key Metrics | October | | | Year to Date | | |
|--|---------|-----------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| New Listings | 1 | 4 | + 300.0% | 18 | 42 | + 133.3% |
| Pending Sales | 0 | 5 | -- | 16 | 28 | + 75.0% |
| Closed Sales | 0 | 3 | -- | 16 | 25 | + 56.3% |
| Median Sales Price* | \$0 | \$482,000 | -- | \$537,500 | \$545,000 | + 1.4% |
| Percent of Original List Price Received* | 0.0% | 98.3% | -- | 103.0% | 100.2% | - 2.7% |
| Days on Market Until Sale | 0 | 24 | -- | 8 | 20 | + 150.0% |
| Inventory of Homes for Sale | 1 | 9 | + 800.0% | -- | -- | -- |
| Months Supply of Inventory | 0.4 | 3.2 | + 700.0% | -- | -- | -- |

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

