Local Market Update for October 2025

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

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La Mesa, Mount Helix

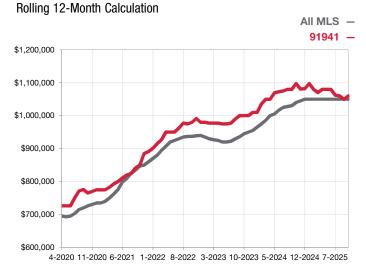
Detached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	39	39	0.0%	304	363	+ 19.4%	
Pending Sales	24	31	+ 29.2%	201	219	+ 9.0%	
Closed Sales	28	19	- 32.1%	193	201	+ 4.1%	
Median Sales Price*	\$1,080,000	\$1,135,000	+ 5.1%	\$1,100,000	\$1,082,500	- 1.6%	
Percent of Original List Price Received*	96.9%	98.8%	+ 2.0%	99.3%	99.3%	0.0%	
Days on Market Until Sale	28	28	0.0%	23	27	+ 17.4%	
Inventory of Homes for Sale	49	54	+ 10.2%				
Months Supply of Inventory	2.5	2.6	+ 4.0%				

^{*} 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	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	5	1	- 80.0%	42	22	- 47.6%	
Pending Sales	7	0	- 100.0%	30	19	- 36.7%	
Closed Sales	4	1	- 75.0%	26	18	- 30.8%	
Median Sales Price*	\$511,000	\$478,000	- 6.5%	\$542,500	\$515,000	- 5.1%	
Percent of Original List Price Received*	97.2%	91.9%	- 5.5%	100.0%	100.0%	0.0%	
Days on Market Until Sale	50	15	- 70.0%	23	51	+ 121.7%	
Inventory of Homes for Sale	8	4	- 50.0%				
Months Supply of Inventory	2.7	1.9	- 29.6%				

^{*} 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



Median Sales Price - Townhouse-Condo

