

Local Market Update for May 2026

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

91942

La Mesa, Grossmont

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	17	15	- 11.8%	112	86	- 23.2%
Pending Sales	14	13	- 7.1%	84	63	- 25.0%
Closed Sales	22	11	- 50.0%	85	60	- 29.4%
Median Sales Price*	\$860,750	\$893,600	+ 3.8%	\$875,000	\$894,300	+ 2.2%
Percent of Original List Price Received*	98.0%	100.9%	+ 3.0%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	23	20	- 13.0%	29	25	- 13.8%
Inventory of Homes for Sale	22	23	+ 4.5%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

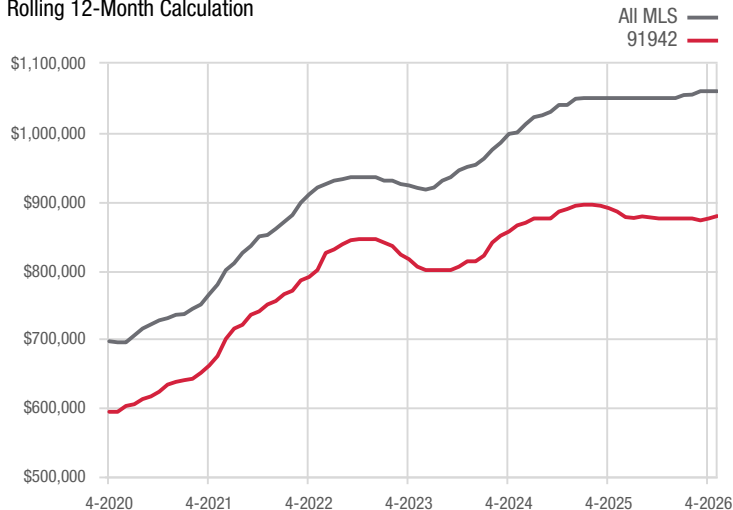
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	22	14	- 36.4%	92	101	+ 9.8%
Pending Sales	7	16	+ 128.6%	47	60	+ 27.7%
Closed Sales	9	7	- 22.2%	49	51	+ 4.1%
Median Sales Price*	\$530,000	\$575,000	+ 8.5%	\$548,000	\$549,950	+ 0.4%
Percent of Original List Price Received*	96.4%	95.7%	- 0.7%	97.9%	97.3%	- 0.6%
Days on Market Until Sale	28	41	+ 46.4%	32	43	+ 34.4%
Inventory of Homes for Sale	40	31	- 22.5%	—	—	—
Months Supply of Inventory	4.0	2.8	- 30.0%	—	—	—

* 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

