

# Local Market Update for July 2025

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

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La Mesa, Grossmont

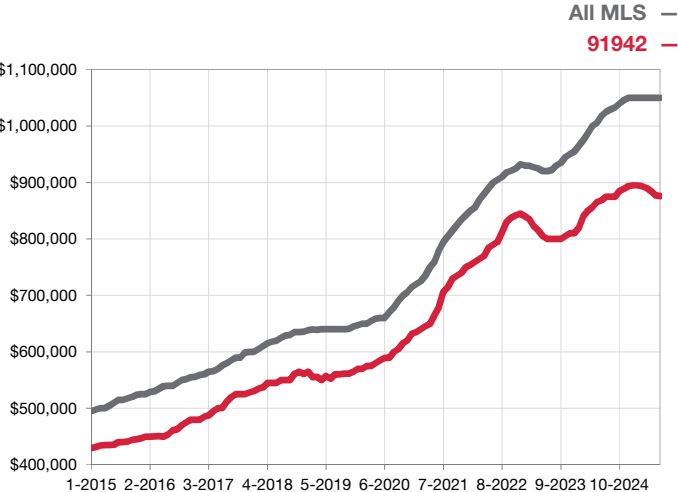
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	18	21	+ 16.7%	148	159	+ 7.4%
Pending Sales	21	17	- 19.0%	114	122	+ 7.0%
Closed Sales	18	21	+ 16.7%	103	123	+ 19.4%
Median Sales Price*	\$923,500	\$879,000	- 4.8%	\$900,000	\$870,000	- 3.3%
Percent of Original List Price Received*	100.6%	98.2%	- 2.4%	100.8%	99.5%	- 1.3%
Days on Market Until Sale	20	30	+ 50.0%	21	28	+ 33.3%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

\* 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	12	16	+ 33.3%	105	123	+ 17.1%
Pending Sales	17	11	- 35.3%	78	73	- 6.4%
Closed Sales	11	17	+ 54.5%	66	74	+ 12.1%
Median Sales Price*	\$600,000	\$590,000	- 1.7%	\$602,500	\$559,000	- 7.2%
Percent of Original List Price Received*	102.1%	97.5%	- 4.5%	100.3%	98.0%	- 2.3%
Days on Market Until Sale	30	37	+ 23.3%	23	32	+ 39.1%
Inventory of Homes for Sale	12	30	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	3.0	+ 172.7%	--	--	--

\* 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

