

91942

La Mesa, Grossmont

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	21	17	- 19.0%	178	163	- 8.4%
Pending Sales	12	16	+ 33.3%	128	118	- 7.8%
Closed Sales	14	14	0.0%	133	106	- 20.3%
Median Sales Price*	\$927,500	\$876,000	- 5.6%	\$875,000	\$901,000	+ 3.0%
Percent of Original List Price Received*	100.7%	100.8%	+ 0.1%	99.5%	99.4%	- 0.1%
Days on Market Until Sale	17	23	+ 35.3%	27	24	- 11.1%
Inventory of Homes for Sale	26	21	- 19.2%	—	—	—
Months Supply of Inventory	1.7	1.5	- 11.8%	—	—	—

* 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	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	18	22	+ 22.2%	143	156	+ 9.1%
Pending Sales	5	10	+ 100.0%	80	92	+ 15.0%
Closed Sales	9	9	0.0%	83	91	+ 9.6%
Median Sales Price*	\$569,000	\$590,000	+ 3.7%	\$563,000	\$557,450	- 1.0%
Percent of Original List Price Received*	99.2%	97.9%	- 1.3%	98.2%	97.3%	- 0.9%
Days on Market Until Sale	34	52	+ 52.9%	32	44	+ 37.5%
Inventory of Homes for Sale	33	34	+ 3.0%	—	—	—
Months Supply of Inventory	3.3	3.1	- 6.1%	—	—	—

* 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.

