

Local Market Update for March 2026

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

92123

Serra Mesa

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	33	19	- 42.4%	63	48	- 23.8%
Pending Sales	12	10	- 16.7%	30	31	+ 3.3%
Closed Sales	15	7	- 53.3%	27	30	+ 11.1%
Median Sales Price*	\$1,100,000	\$969,950	- 11.8%	\$1,075,000	\$1,025,000	- 4.7%
Percent of Original List Price Received*	101.0%	98.1%	- 2.9%	100.4%	96.7%	- 3.7%
Days on Market Until Sale	22	31	+ 40.9%	20	43	+ 115.0%
Inventory of Homes for Sale	29	21	- 27.6%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

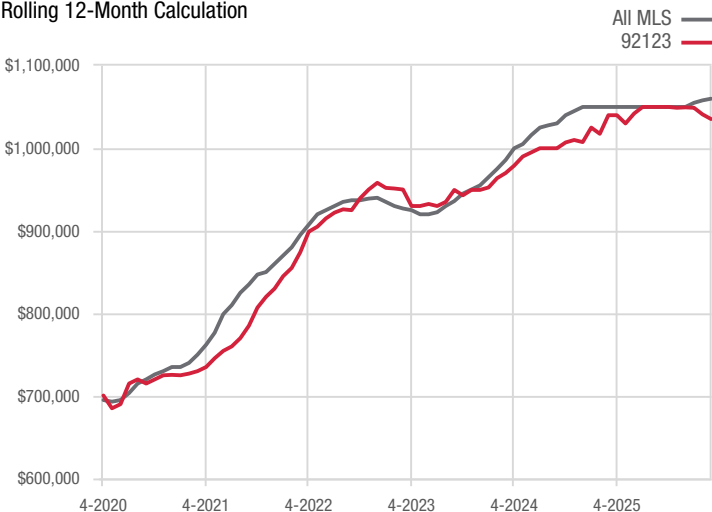
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	12	9	- 25.0%	21	19	- 9.5%
Pending Sales	7	6	- 14.3%	14	15	+ 7.1%
Closed Sales	4	1	- 75.0%	10	12	+ 20.0%
Median Sales Price*	\$582,450	\$375,000	- 35.6%	\$594,500	\$502,500	- 15.5%
Percent of Original List Price Received*	100.3%	107.1%	+ 6.8%	98.1%	99.3%	+ 1.2%
Days on Market Until Sale	35	33	- 5.7%	38	52	+ 36.8%
Inventory of Homes for Sale	12	11	- 8.3%	—	—	—
Months Supply of Inventory	3.3	2.3	- 30.3%	—	—	—

* 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

