

# Local Market Update for February 2025

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

## 92123

Serra Mesa

### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	15	16	+ 6.7%	31	31	0.0%
Pending Sales	8	11	+ 37.5%	20	18	- 10.0%
Closed Sales	12	5	- 58.3%	20	12	- 40.0%
Median Sales Price*	\$1,057,500	\$1,124,900	+ 6.4%	\$1,032,500	\$1,067,500	+ 3.4%
Percent of Original List Price Received*	101.4%	99.2%	- 2.2%	101.2%	99.7%	- 1.5%
Days on Market Until Sale	21	21	0.0%	20	18	- 10.0%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
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.

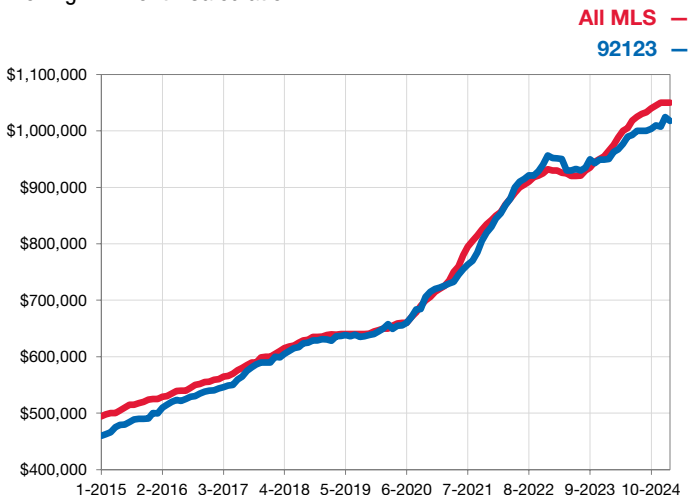
### Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	8	3	- 62.5%	18	9	- 50.0%
Pending Sales	11	4	- 63.6%	17	7	- 58.8%
Closed Sales	8	4	- 50.0%	13	6	- 53.8%
Median Sales Price*	\$687,500	\$649,500	- 5.5%	\$615,000	\$649,500	+ 5.6%
Percent of Original List Price Received*	99.3%	99.3%	0.0%	99.6%	96.6%	- 3.0%
Days on Market Until Sale	26	37	+ 42.3%	21	40	+ 90.5%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.9	+ 262.5%	--	--	--

\* 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

