

Local Market Update for January 2026

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

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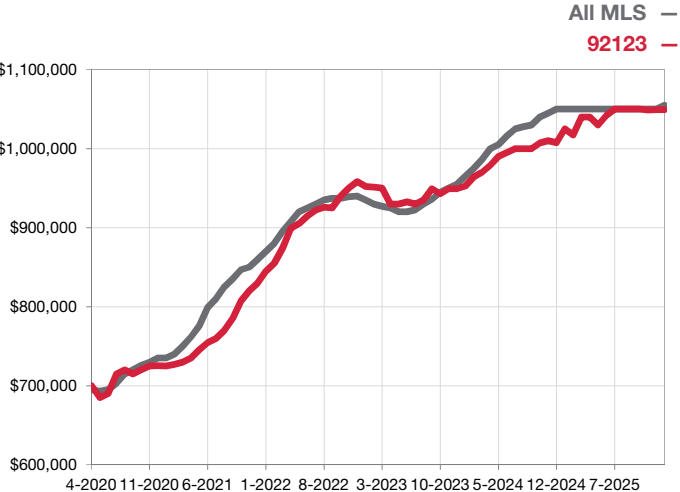
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	15	13	- 13.3%	15	13	- 13.3%
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Median Sales Price*	\$1,060,000	\$1,085,000	+ 2.4%	\$1,060,000	\$1,085,000	+ 2.4%
Percent of Original List Price Received*	100.2%	95.1%	- 5.1%	100.2%	95.1%	- 5.1%
Days on Market Until Sale	15	55	+ 266.7%	15	55	+ 266.7%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	6	5	- 16.7%	6	5	- 16.7%
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$582,500	\$485,000	- 16.7%	\$582,500	\$485,000	- 16.7%
Percent of Original List Price Received*	91.2%	98.6%	+ 8.1%	91.2%	98.6%	+ 8.1%
Days on Market Until Sale	47	68	+ 44.7%	47	68	+ 44.7%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	3.2	1.2	- 62.5%	--	--	--

* 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

