

# Local Market Update for July 2025

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

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Serra Mesa

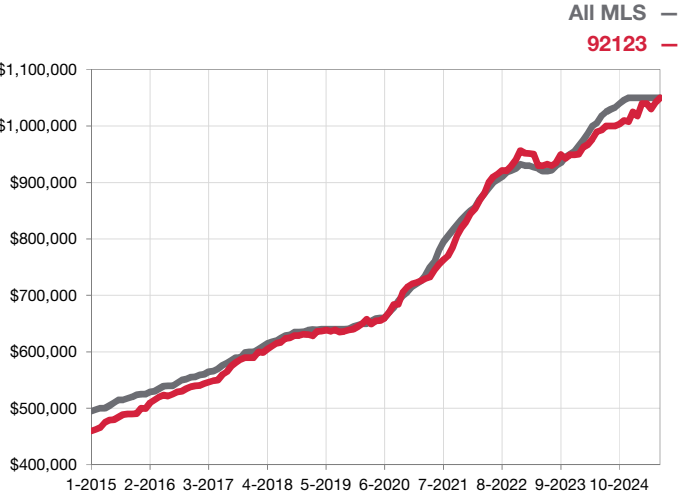
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	16	29	+ 81.3%	124	172	+ 38.7%
Pending Sales	10	15	+ 50.0%	90	91	+ 1.1%
Closed Sales	14	16	+ 14.3%	89	82	- 7.9%
Median Sales Price*	\$1,003,944	\$1,026,000	+ 2.2%	\$1,010,000	\$1,063,750	+ 5.3%
Percent of Original List Price Received*	98.2%	98.1%	- 0.1%	101.6%	99.3%	- 2.3%
Days on Market Until Sale	25	33	+ 32.0%	18	23	+ 27.8%
Inventory of Homes for Sale	16	37	+ 131.3%	--	--	--
Months Supply of Inventory	1.5	3.2	+ 113.3%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	7	12	+ 71.4%	46	59	+ 28.3%
Pending Sales	4	4	0.0%	36	32	- 11.1%
Closed Sales	5	3	- 40.0%	40	30	- 25.0%
Median Sales Price*	\$600,000	\$475,000	- 20.8%	\$607,500	\$602,000	- 0.9%
Percent of Original List Price Received*	101.1%	99.1%	- 2.0%	100.7%	98.5%	- 2.2%
Days on Market Until Sale	13	26	+ 100.0%	17	35	+ 105.9%
Inventory of Homes for Sale	7	21	+ 200.0%	--	--	--
Months Supply of Inventory	1.3	5.3	+ 307.7%	--	--	--

\* 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

