

Local Market Update for January 2026

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

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Mira Mesa

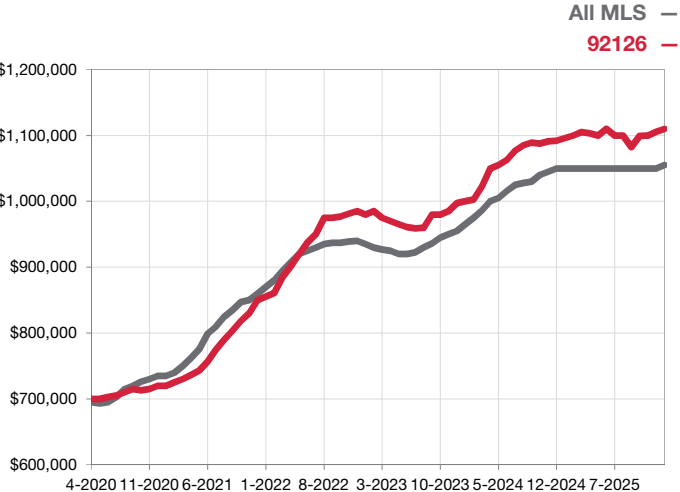
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	27	32	+ 18.5%	27	32	+ 18.5%
Pending Sales	14	26	+ 85.7%	14	26	+ 85.7%
Closed Sales	18	11	- 38.9%	18	11	- 38.9%
Median Sales Price*	\$1,111,750	\$1,147,000	+ 3.2%	\$1,111,750	\$1,147,000	+ 3.2%
Percent of Original List Price Received*	98.6%	98.9%	+ 0.3%	98.6%	98.9%	+ 0.3%
Days on Market Until Sale	36	57	+ 58.3%	36	57	+ 58.3%
Inventory of Homes for Sale	30	34	+ 13.3%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

* 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	16	26	+ 62.5%	16	26	+ 62.5%
Pending Sales	5	16	+ 220.0%	5	16	+ 220.0%
Closed Sales	14	6	- 57.1%	14	6	- 57.1%
Median Sales Price*	\$650,000	\$507,000	- 22.0%	\$650,000	\$507,000	- 22.0%
Percent of Original List Price Received*	98.9%	96.8%	- 2.1%	98.9%	96.8%	- 2.1%
Days on Market Until Sale	42	76	+ 81.0%	42	76	+ 81.0%
Inventory of Homes for Sale	25	36	+ 44.0%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

