

Local Market Update for July 2025

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

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Mira Mesa

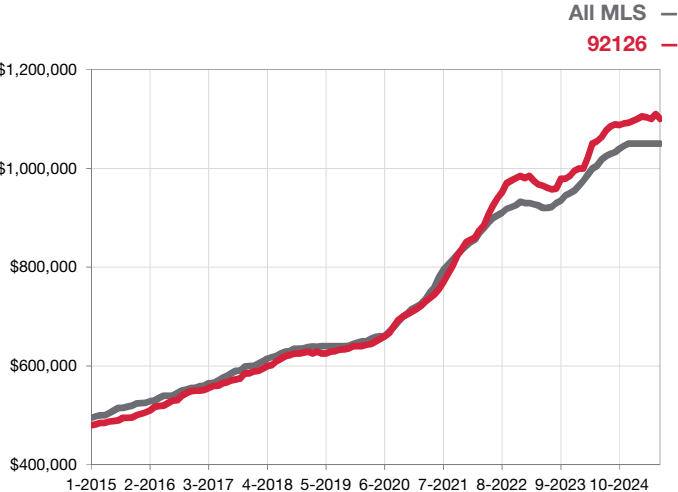
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	25	39	+ 56.0%	195	218	+ 11.8%
Pending Sales	21	15	- 28.6%	150	144	- 4.0%
Closed Sales	22	24	+ 9.1%	146	145	- 0.7%
Median Sales Price*	\$1,140,375	\$1,036,250	- 9.1%	\$1,100,500	\$1,121,000	+ 1.9%
Percent of Original List Price Received*	102.1%	97.3%	- 4.7%	103.9%	98.8%	- 4.9%
Days on Market Until Sale	19	39	+ 105.3%	16	27	+ 68.8%
Inventory of Homes for Sale	29	41	+ 41.4%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	21	32	+ 52.4%	124	169	+ 36.3%
Pending Sales	10	16	+ 60.0%	92	85	- 7.6%
Closed Sales	12	13	+ 8.3%	91	85	- 6.6%
Median Sales Price*	\$612,500	\$630,000	+ 2.9%	\$605,000	\$635,000	+ 5.0%
Percent of Original List Price Received*	99.8%	97.8%	- 2.0%	101.1%	98.0%	- 3.1%
Days on Market Until Sale	13	36	+ 176.9%	21	35	+ 66.7%
Inventory of Homes for Sale	28	51	+ 82.1%	--	--	--
Months Supply of Inventory	2.4	3.9	+ 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

