

Local Market Update for August 2024

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

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Mira Mesa

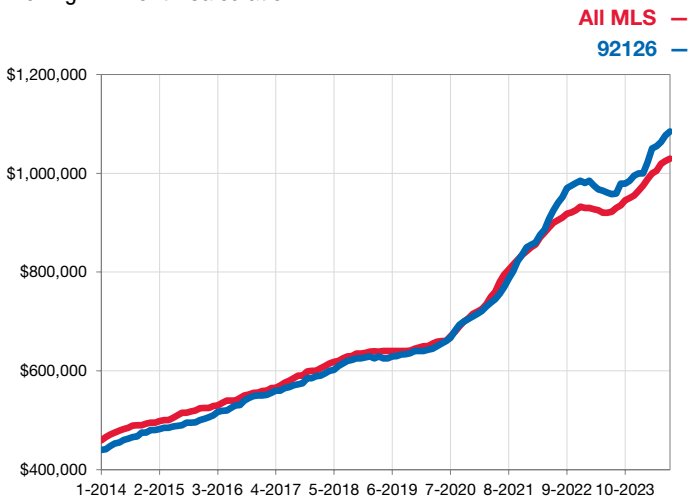
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	27	29	+ 7.4%	152	221	+ 45.4%
Pending Sales	19	15	- 21.1%	140	165	+ 17.9%
Closed Sales	18	20	+ 11.1%	142	165	+ 16.2%
Median Sales Price*	\$1,069,000	\$1,140,000	+ 6.6%	\$982,500	\$1,105,000	+ 12.5%
Percent of Original List Price Received*	104.0%	101.8%	- 2.1%	101.2%	103.7%	+ 2.5%
Days on Market Until Sale	13	19	+ 46.2%	21	16	- 23.8%
Inventory of Homes for Sale	16	29	+ 81.3%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--

* 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.

Townhouse-Condo	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	17	17	0.0%	110	138	+ 25.5%
Pending Sales	13	20	+ 53.8%	105	112	+ 6.7%
Closed Sales	16	15	- 6.3%	100	106	+ 6.0%
Median Sales Price*	\$597,500	\$660,000	+ 10.5%	\$573,250	\$612,500	+ 6.8%
Percent of Original List Price Received*	103.5%	97.8%	- 5.5%	101.1%	100.7%	- 0.4%
Days on Market Until Sale	10	24	+ 140.0%	25	21	- 16.0%
Inventory of Homes for Sale	9	20	+ 122.2%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--

* 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

