

Local Market Update for January 2026

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

91942

La Mesa, Grossmont

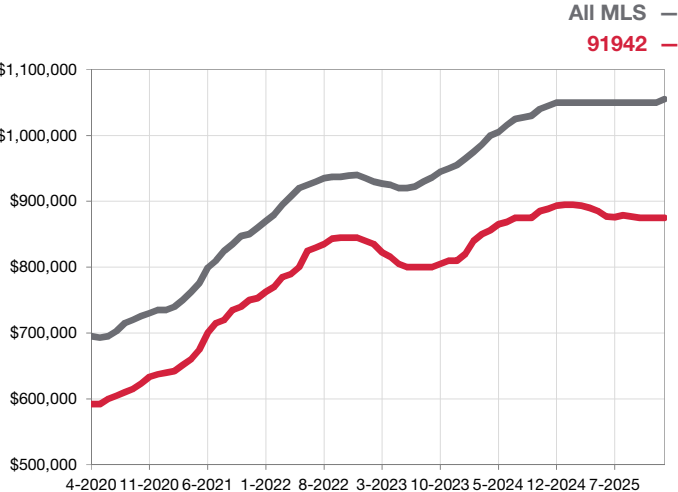
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	29	17	- 41.4%	29	17	- 41.4%
Pending Sales	13	11	- 15.4%	13	11	- 15.4%
Closed Sales	16	5	- 68.8%	16	5	- 68.8%
Median Sales Price*	\$843,000	\$880,000	+ 4.4%	\$843,000	\$880,000	+ 4.4%
Percent of Original List Price Received*	97.1%	95.6%	- 1.5%	97.1%	95.6%	- 1.5%
Days on Market Until Sale	43	18	- 58.1%	43	18	- 58.1%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

* 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	22	14	- 36.4%	22	14	- 36.4%
Pending Sales	6	8	+ 33.3%	6	8	+ 33.3%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*	\$563,000	\$467,000	- 17.1%	\$563,000	\$467,000	- 17.1%
Percent of Original List Price Received*	98.0%	96.3%	- 1.7%	98.0%	96.3%	- 1.7%
Days on Market Until Sale	48	45	- 6.3%	48	45	- 6.3%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

* 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

