

Local Market Update for December 2025

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

91942

La Mesa, Grossmont

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		1	1	0.0%	233	224	- 3.9%
Pending Sales		15	10	- 33.3%	188	184	- 2.1%
Closed Sales		16	9	- 43.8%	186	188	+ 1.1%
Median Sales Price*		\$900,000	\$934,000	+ 3.8%	\$893,500	\$875,000	- 2.1%
Percent of Original List Price Received*		98.6%	99.9%	+ 1.3%	100.0%	99.5%	- 0.5%
Days on Market Until Sale		34	15	- 55.9%	23	25	+ 8.7%
Inventory of Homes for Sale		15	3	- 80.0%	--	--	--
Months Supply of Inventory		1.0	0.2	- 80.0%	--	--	--

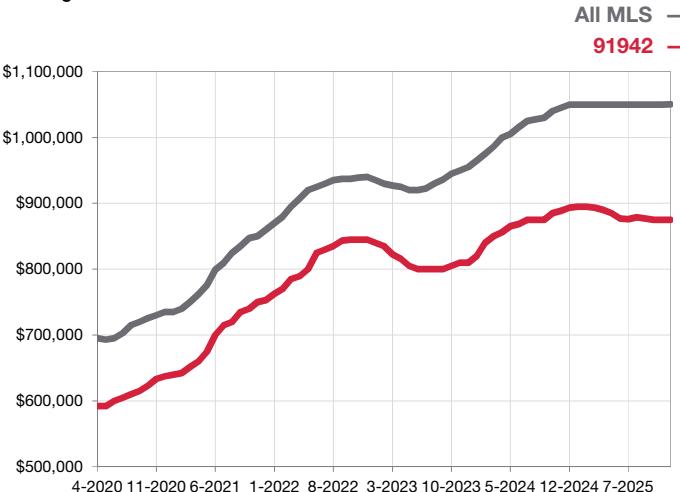
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		8	1	- 87.5%	154	158	+ 2.6%
Pending Sales		10	8	- 20.0%	125	117	- 6.4%
Closed Sales		8	11	+ 37.5%	117	117	0.0%
Median Sales Price*		\$572,500	\$545,000	- 4.8%	\$595,100	\$563,000	- 5.4%
Percent of Original List Price Received*		97.4%	94.3%	- 3.2%	99.3%	97.5%	- 1.8%
Days on Market Until Sale		23	48	+ 108.7%	27	36	+ 33.3%
Inventory of Homes for Sale		10	4	- 60.0%	--	--	--
Months Supply of Inventory		1.0	0.4	- 60.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

