

# 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	<b>\$880,000</b>	+ 4.4%	\$843,000	<b>\$880,000</b>	+ 4.4%
Percent of Original List Price Received*		97.1%	<b>95.6%</b>	- 1.5%	97.1%	<b>95.6%</b>	- 1.5%
Days on Market Until Sale		43	<b>18</b>	- 58.1%	43	<b>18</b>	- 58.1%
Inventory of Homes for Sale		26	<b>17</b>	- 34.6%	--	--	--
Months Supply of Inventory		1.7	<b>1.1</b>	- 35.3%	--	--	--

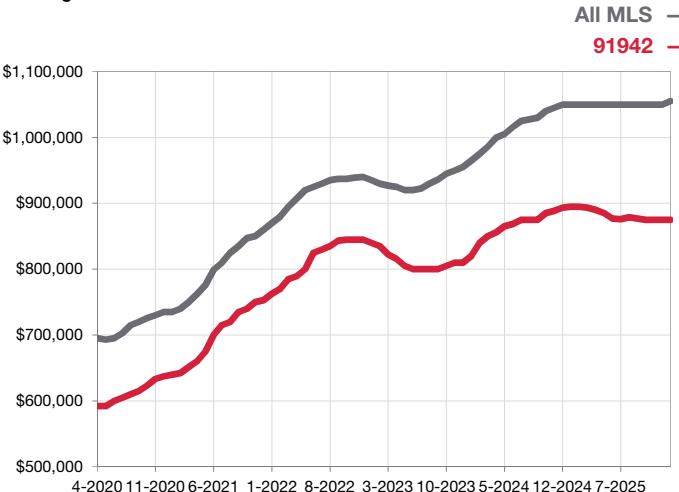
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		22	<b>14</b>	- 36.4%	22	<b>14</b>	- 36.4%
Pending Sales		6	<b>8</b>	+ 33.3%	6	<b>8</b>	+ 33.3%
Closed Sales		9	<b>8</b>	- 11.1%	9	<b>8</b>	- 11.1%
Median Sales Price*		\$563,000	<b>\$467,000</b>	- 17.1%	\$563,000	<b>\$467,000</b>	- 17.1%
Percent of Original List Price Received*		98.0%	<b>96.3%</b>	- 1.7%	98.0%	<b>96.3%</b>	- 1.7%
Days on Market Until Sale		48	<b>45</b>	- 6.3%	48	<b>45</b>	- 6.3%
Inventory of Homes for Sale		22	<b>19</b>	- 13.6%	--	--	--
Months Supply of Inventory		2.2	<b>1.9</b>	- 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

