

Local Market Update for June 2026

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

92040

Lakeside

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	35	25	- 28.6%	206	140	- 32.0%
Pending Sales	22	17	- 22.7%	141	104	- 26.2%
Closed Sales	21	20	- 4.8%	130	99	- 23.8%
Median Sales Price*	\$842,500	\$850,000	+ 0.9%	\$845,000	\$835,000	- 1.2%
Percent of Original List Price Received*	97.8%	100.2%	+ 2.5%	99.3%	98.9%	- 0.4%
Days on Market Until Sale	31	21	- 32.3%	32	39	+ 21.9%
Inventory of Homes for Sale	58	38	- 34.5%	—	—	—
Months Supply of Inventory	2.8	2.2	- 21.4%	—	—	—

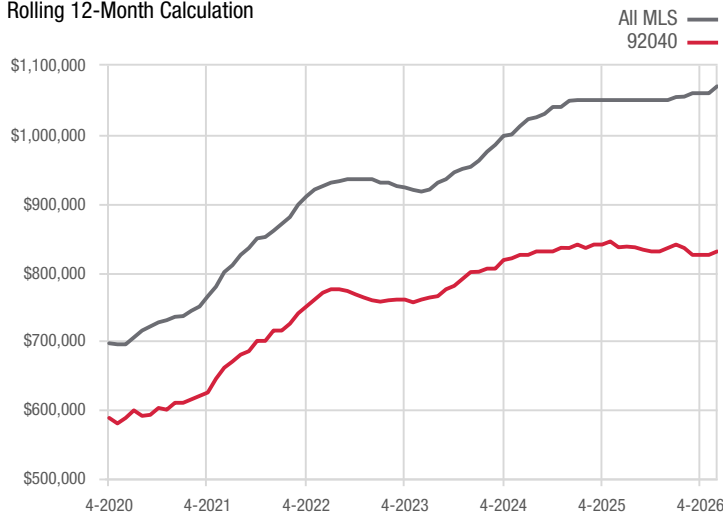
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	14	9	- 35.7%	73	67	- 8.2%
Pending Sales	5	13	+ 160.0%	42	41	- 2.4%
Closed Sales	5	6	+ 20.0%	41	29	- 29.3%
Median Sales Price*	\$406,500	\$744,500	+ 83.1%	\$429,500	\$410,000	- 4.5%
Percent of Original List Price Received*	98.1%	100.7%	+ 2.7%	100.2%	98.8%	- 1.4%
Days on Market Until Sale	45	32	- 28.9%	35	27	- 22.9%
Inventory of Homes for Sale	24	17	- 29.2%	—	—	—
Months Supply of Inventory	4.0	3.2	- 20.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

