

Local Market Update for March 2025

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

92040

Lakeside

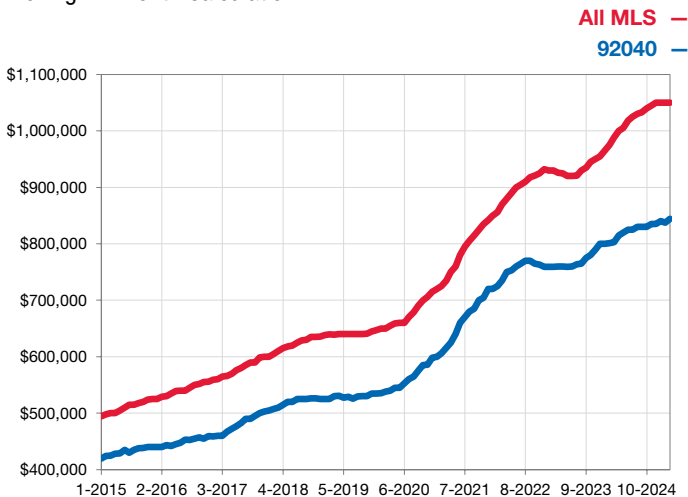
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	26	41	+ 57.7%	76	95	+ 25.0%
Pending Sales	24	24	0.0%	67	66	- 1.5%
Closed Sales	23	28	+ 21.7%	60	54	- 10.0%
Median Sales Price*	\$835,000	\$875,000	+ 4.8%	\$826,500	\$840,000	+ 1.6%
Percent of Original List Price Received*	100.1%	100.0%	- 0.1%	100.2%	99.6%	- 0.6%
Days on Market Until Sale	20	34	+ 70.0%	26	34	+ 30.8%
Inventory of Homes for Sale	27	50	+ 85.2%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	11	15	+ 36.4%	27	36	+ 33.3%
Pending Sales	6	9	+ 50.0%	18	23	+ 27.8%
Closed Sales	7	3	- 57.1%	20	19	- 5.0%
Median Sales Price*	\$450,000	\$400,000	- 11.1%	\$450,000	\$429,000	- 4.7%
Percent of Original List Price Received*	99.9%	100.4%	+ 0.5%	99.3%	100.1%	+ 0.8%
Days on Market Until Sale	14	27	+ 92.9%	18	29	+ 61.1%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

* 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

