Local Market Update for February 2026

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

91945

Lemon Grove

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	14	**13**	- 7.1%	43	**22**	- 48.8%
Pending Sales	13	**9**	- 30.8%	31	**17**	- 45.2%
Closed Sales	11	**8**	- 27.3%	21	**14**	- 33.3%
Median Sales Price*	$725,000	**$757,500**	+ 4.5%	$750,000	**$767,500**	+ 2.3%
Percent of Original List Price Received*	99.0%	**101.3%**	+ 2.3%	98.4%	**100.6%**	+ 2.2%
Days on Market Until Sale	52	**16**	- 69.2%	43	**17**	- 60.5%
Inventory of Homes for Sale	26	**11**	- 57.7%	—	—	—
Months Supply of Inventory	2.0	**1.0**	- 50.0%	—	—	—

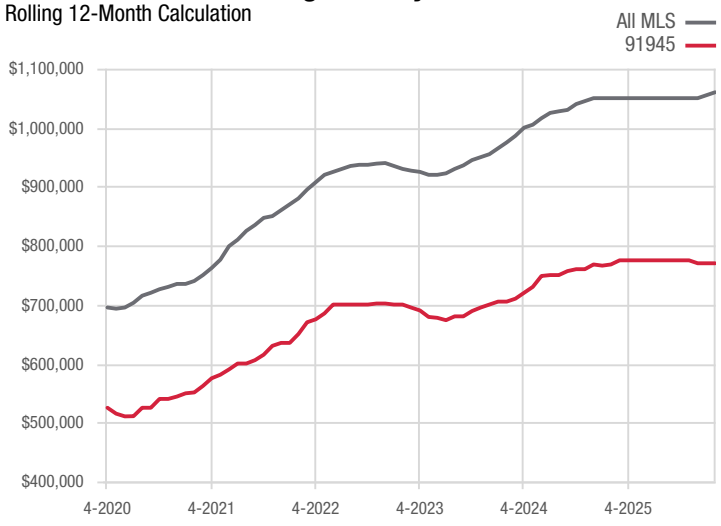
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	9	**1**	- 88.9%	20	**19**	- 5.0%
Pending Sales	3	**9**	+ 200.0%	3	**18**	+ 500.0%
Closed Sales	1	**3**	+ 200.0%	2	**5**	+ 150.0%
Median Sales Price*	$460,000	**$730,000**	+ 58.7%	$432,500	**$730,000**	+ 68.8%
Percent of Original List Price Received*	101.1%	**96.6%**	- 4.5%	103.1%	**98.4%**	- 4.6%
Days on Market Until Sale	41	**98**	+ 139.0%	21	**71**	+ 238.1%
Inventory of Homes for Sale	15	**6**	- 60.0%	—	—	—
Months Supply of Inventory	5.2	**1.6**	- 69.2%	—	—	—

* 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.

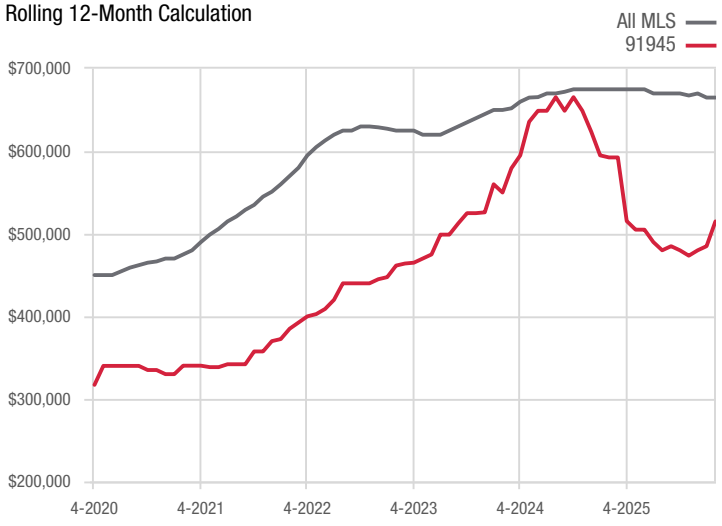
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.