Local Market Update for February 2026

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

92040

Lakeside

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	30	**21**	- 30.0%	57	**41**	- 28.1%
Pending Sales	24	**20**	- 16.7%	42	**31**	- 26.2%
Closed Sales	11	**12**	+ 9.1%	26	**26**	0.0%
Median Sales Price*	$829,900	**$800,000**	- 3.6%	$807,500	**$820,000**	+ 1.5%
Percent of Original List Price Received*	100.5%	**98.1%**	- 2.4%	99.2%	**98.6%**	- 0.6%
Days on Market Until Sale	51	**60**	+ 17.6%	35	**55**	+ 57.1%
Inventory of Homes for Sale	42	**28**	- 33.3%	—	—	—
Months Supply of Inventory	2.1	**1.4**	- 33.3%	—	—	—

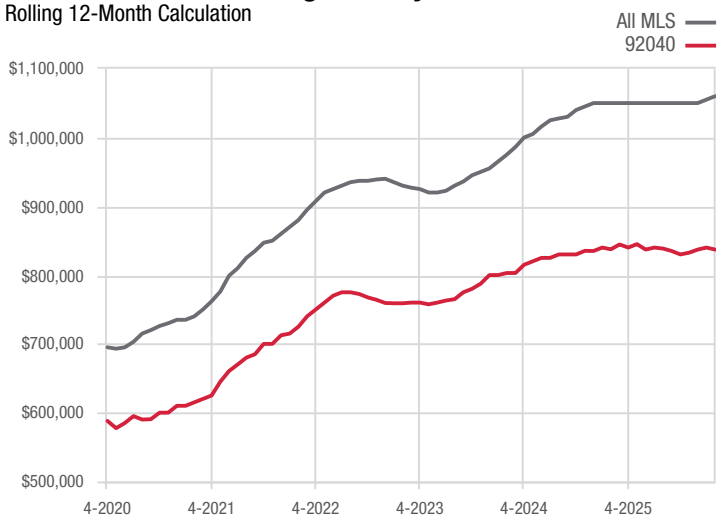
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	10	**5**	- 50.0%	21	**14**	- 33.3%
Pending Sales	4	**1**	- 75.0%	14	**6**	- 57.1%
Closed Sales	9	**4**	- 55.6%	16	**7**	- 56.3%
Median Sales Price*	$428,000	**$522,500**	+ 22.1%	$434,500	**$420,000**	- 3.3%
Percent of Original List Price Received*	100.5%	**96.4%**	- 4.1%	100.1%	**97.4%**	- 2.7%
Days on Market Until Sale	24	**27**	+ 12.5%	29	**25**	- 13.8%
Inventory of Homes for Sale	15	**14**	- 6.7%	—	—	—
Months Supply of Inventory	2.5	**3.0**	+ 20.0%	—	—	—

* 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.

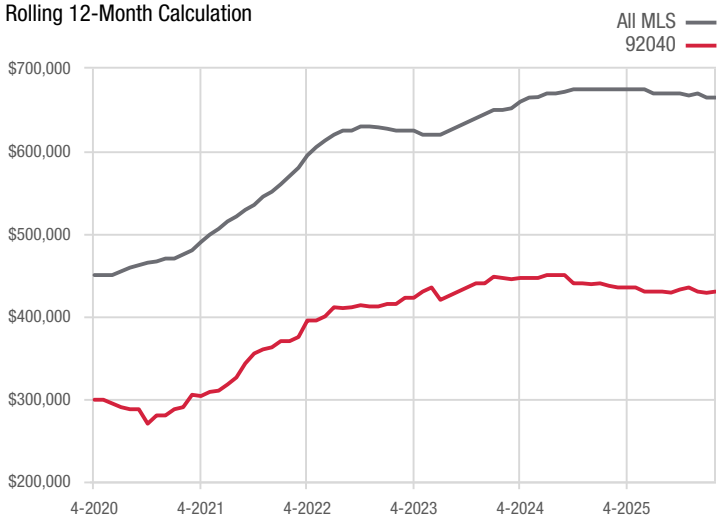
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.