Local Market Update for April 2026

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

92040

Lakeside

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	36	**22**	- 38.9%	139	**85**	- 38.8%
Pending Sales	29	**19**	- 34.5%	96	**67**	- 30.2%
Closed Sales	28	**13**	- 53.6%	82	**54**	- 34.1%
Median Sales Price*	$852,500	**$820,000**	- 3.8%	$845,000	**$801,000**	- 5.2%
Percent of Original List Price Received*	98.7%	**98.8%**	+ 0.1%	99.3%	**98.7%**	- 0.6%
Days on Market Until Sale	35	**67**	+ 91.4%	35	**50**	+ 42.9%
Inventory of Homes for Sale	52	**30**	- 42.3%	—	**—**	—
Months Supply of Inventory	2.6	**1.6**	- 38.5%	—	**—**	—

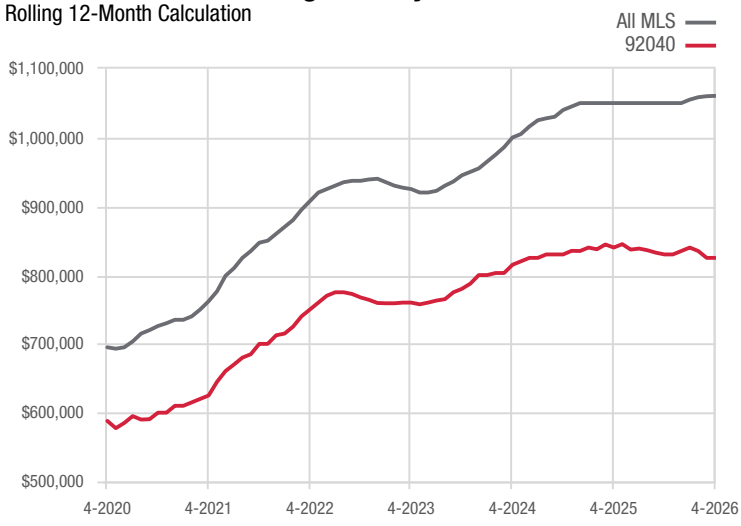
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	13	**11**	- 15.4%	50	**46**	- 8.0%
Pending Sales	8	**6**	- 25.0%	31	**23**	- 25.8%
Closed Sales	9	**3**	- 66.7%	29	**17**	- 41.4%
Median Sales Price*	$435,000	**$390,000**	- 10.3%	$432,500	**$400,000**	- 7.5%
Percent of Original List Price Received*	102.7%	**99.4%**	- 3.2%	100.9%	**98.1%**	- 2.8%
Days on Market Until Sale	18	**10**	- 44.4%	29	**27**	- 6.9%
Inventory of Homes for Sale	20	**25**	+ 25.0%	—	**—**	—
Months Supply of Inventory	3.4	**5.3**	+ 55.9%	—	**—**	—

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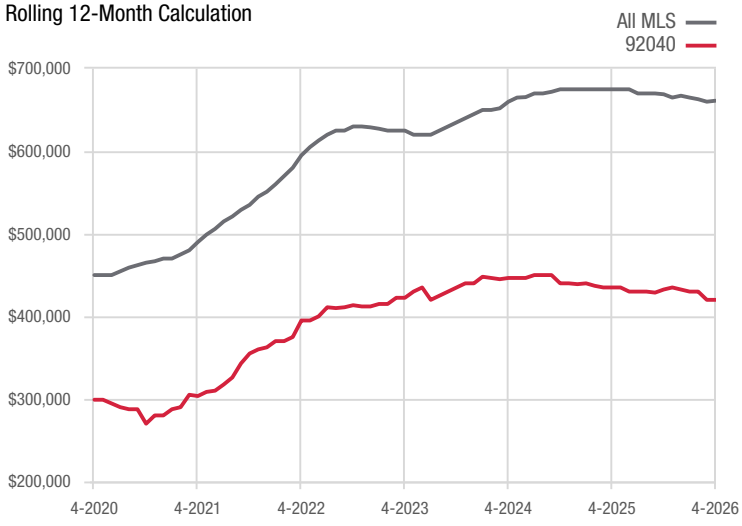
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.