Local Market Update for May 2026

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

91945

Lemon Grove

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	17	**10**	- 41.2%	87	**62**	- 28.7%
Pending Sales	12	**9**	- 25.0%	70	**48**	- 31.4%
Closed Sales	13	**10**	- 23.1%	64	**42**	- 34.4%
Median Sales Price*	$815,000	**$786,500**	- 3.5%	$772,500	**$773,000**	+ 0.1%
Percent of Original List Price Received*	99.8%	**101.5%**	+ 1.7%	98.3%	**101.1%**	+ 2.8%
Days on Market Until Sale	40	**22**	- 45.0%	38	**18**	- 52.6%
Inventory of Homes for Sale	25	**13**	- 48.0%	—	—	—
Months Supply of Inventory	2.0	**1.3**	- 35.0%	—	—	—

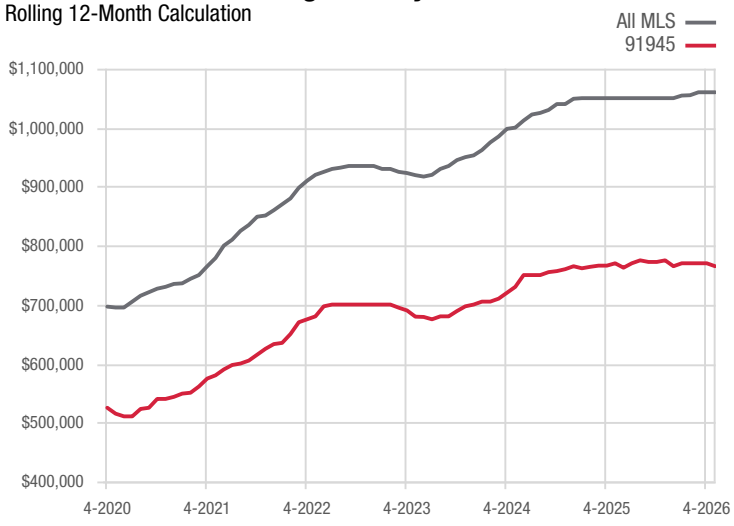
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	24	**4**	- 83.3%	58	**34**	- 41.4%
Pending Sales	1	**4**	+ 300.0%	11	**29**	+ 163.6%
Closed Sales	1	**6**	+ 500.0%	11	**27**	+ 145.5%
Median Sales Price*	$795,000	**$514,500**	- 35.3%	$475,000	**$605,000**	+ 27.4%
Percent of Original List Price Received*	99.4%	**97.2%**	- 2.2%	96.8%	**99.0%**	+ 2.3%
Days on Market Until Sale	21	**90**	+ 328.6%	47	**50**	+ 6.4%
Inventory of Homes for Sale	30	**8**	- 73.3%	—	—	—
Months Supply of Inventory	12.2	**2.0**	- 83.6%	—	—	—

* 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.

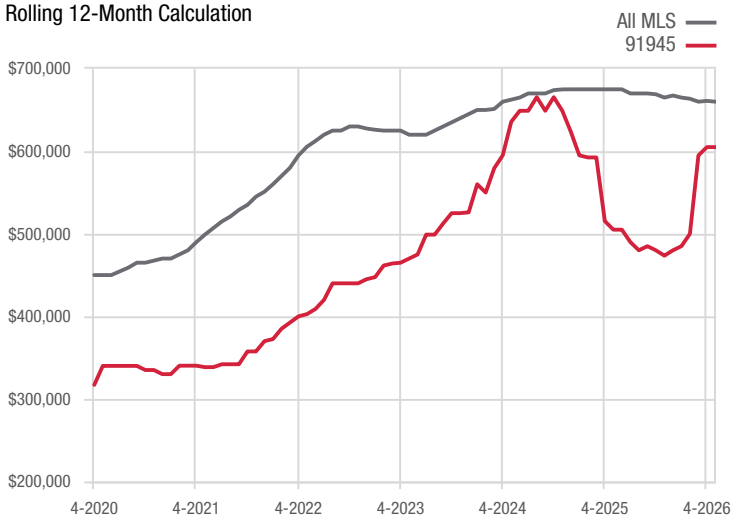
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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