Local Market Update for July 2026

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

91945

Lemon Grove

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	15	**13**	- 13.3%	120	**90**	- 25.0%
Pending Sales	12	**10**	- 16.7%	93	**67**	- 28.0%
Closed Sales	10	**8**	- 20.0%	90	**62**	- 31.1%
Median Sales Price*	$770,000	**$825,500**	+ 7.2%	$767,500	**$780,000**	+ 1.6%
Percent of Original List Price Received*	99.4%	**102.4%**	+ 3.0%	98.8%	**101.3%**	+ 2.5%
Days on Market Until Sale	36	**13**	- 63.9%	37	**18**	- 51.4%
Inventory of Homes for Sale	22	**16**	- 27.3%	—	—	—
Months Supply of Inventory	1.8	**1.6**	- 11.1%	—	—	—

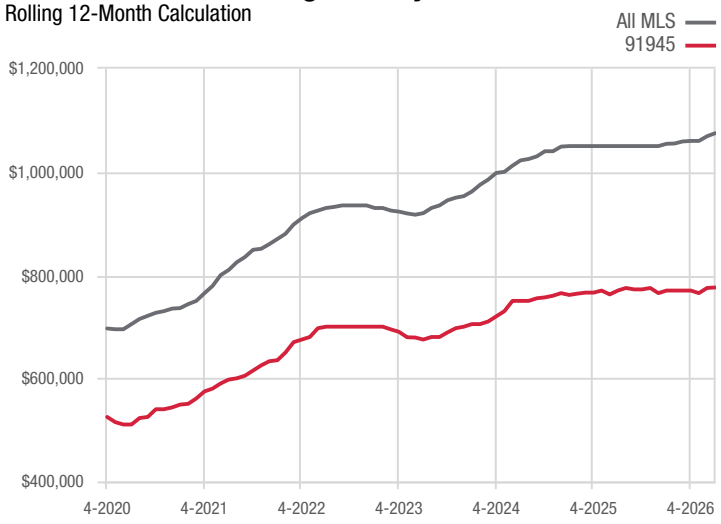
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	5	**3**	- 40.0%	67	**40**	- 40.3%
Pending Sales	4	**1**	- 75.0%	16	**30**	+ 87.5%
Closed Sales	3	**2**	- 33.3%	15	**31**	+ 106.7%
Median Sales Price*	$430,000	**$599,500**	+ 39.4%	$475,000	**$617,000**	+ 29.9%
Percent of Original List Price Received*	102.5%	**99.0%**	- 3.4%	98.2%	**99.0%**	+ 0.8%
Days on Market Until Sale	63	**37**	- 41.3%	47	**51**	+ 8.5%
Inventory of Homes for Sale	26	**10**	- 61.5%	—	—	—
Months Supply of Inventory	10.2	**2.7**	- 73.5%	—	—	—

* 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.

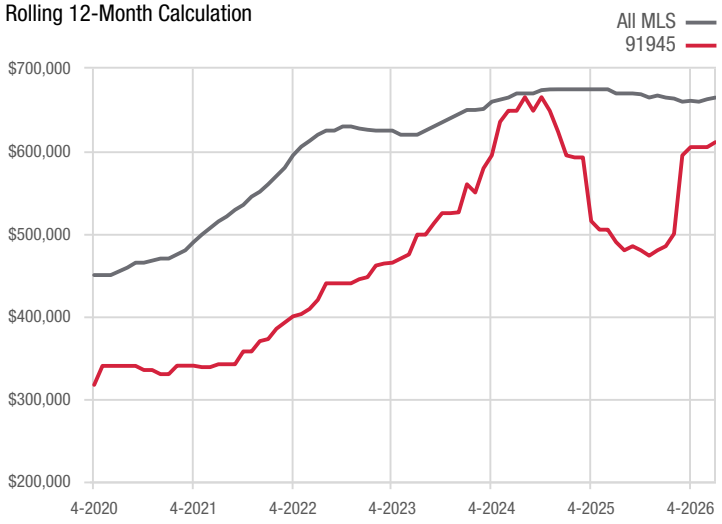
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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