Local Market Update for July 2026

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

92040

Lakeside

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	34	**32**	- 5.9%	240	**176**	- 26.7%
Pending Sales	25	**15**	- 40.0%	166	**119**	- 28.3%
Closed Sales	27	**16**	- 40.7%	157	**116**	- 26.1%
Median Sales Price*	$849,950	**$840,000**	- 1.2%	$848,000	**$835,000**	- 1.5%
Percent of Original List Price Received*	97.3%	**99.8%**	+ 2.6%	98.9%	**99.0%**	+ 0.1%
Days on Market Until Sale	30	**27**	- 10.0%	31	**38**	+ 22.6%
Inventory of Homes for Sale	49	**53**	+ 8.2%	—	—	—
Months Supply of Inventory	2.3	**3.2**	+ 39.1%	—	—	—

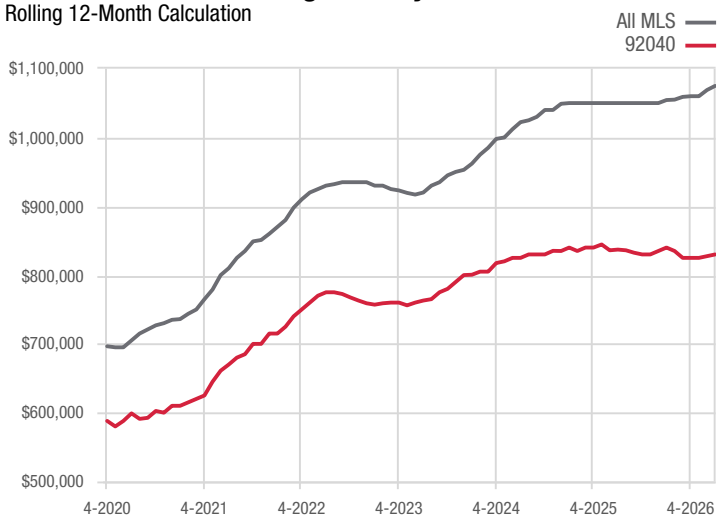
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	13	**6**	- 53.8%	86	**73**	- 15.1%
Pending Sales	4	**2**	- 50.0%	46	**41**	- 10.9%
Closed Sales	6	**10**	+ 66.7%	47	**40**	- 14.9%
Median Sales Price*	$471,000	**$446,063**	- 5.3%	$430,000	**$412,500**	- 4.1%
Percent of Original List Price Received*	97.6%	**98.9%**	+ 1.3%	99.8%	**98.6%**	- 1.2%
Days on Market Until Sale	40	**43**	+ 7.5%	36	**32**	- 11.1%
Inventory of Homes for Sale	26	**17**	- 34.6%	—	—	—
Months Supply of Inventory	4.4	**3.4**	- 22.7%	—	—	—

* 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.

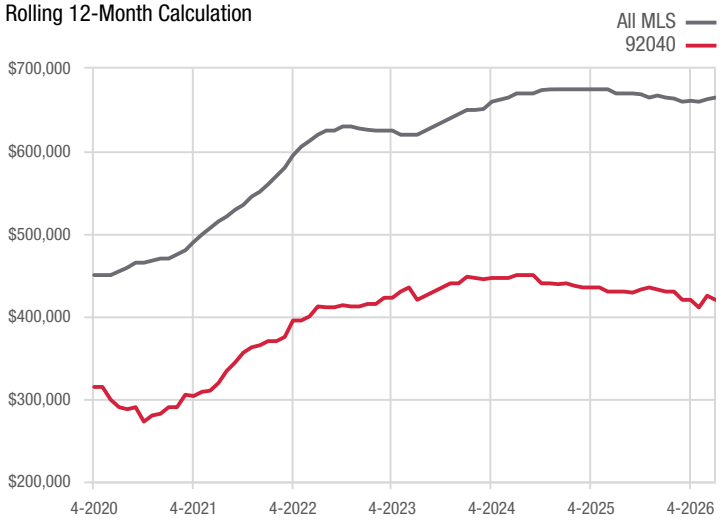
Median Sales Price - Single Family

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.