Local Market Update for August 2026

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

92040

Lakeside

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	32	**34**	+ 6.3%	272	**210**	- 22.8%
Pending Sales	21	**20**	- 4.8%	187	**135**	- 27.8%
Closed Sales	24	**7**	- 70.8%	181	**124**	- 31.5%
Median Sales Price*	$823,750	**$932,000**	+ 13.1%	$840,000	**$835,000**	- 0.6%
Percent of Original List Price Received*	99.2%	**101.7%**	+ 2.5%	99.0%	**99.2%**	+ 0.2%
Days on Market Until Sale	30	**19**	- 36.7%	31	**37**	+ 19.4%
Inventory of Homes for Sale	52	**58**	+ 11.5%	—	—	—
Months Supply of Inventory	2.5	**3.6**	+ 44.0%	—	—	—

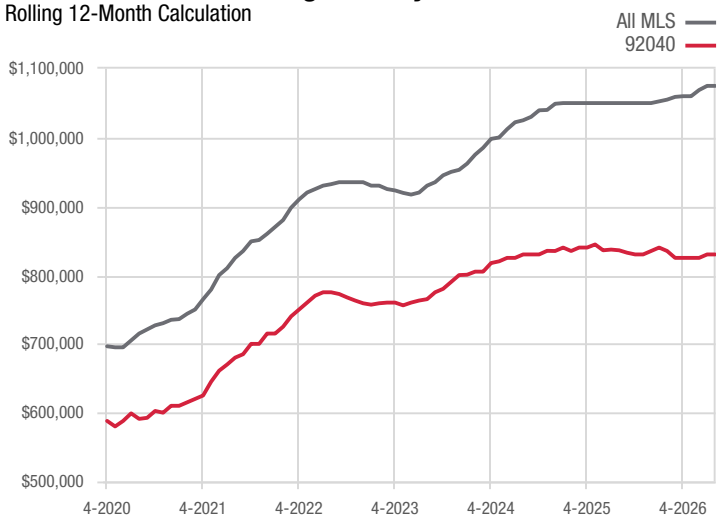
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**10**	+ 100.0%	90	**84**	- 6.7%
Pending Sales	9	**0**	- 100.0%	55	**45**	- 18.2%
Closed Sales	5	**5**	0.0%	52	**45**	- 13.5%
Median Sales Price*	$465,000	**$425,000**	- 8.6%	$430,000	**$415,000**	- 3.5%
Percent of Original List Price Received*	99.4%	**98.9%**	- 0.5%	99.8%	**98.7%**	- 1.1%
Days on Market Until Sale	20	**54**	+ 170.0%	34	**34**	0.0%
Inventory of Homes for Sale	17	**20**	+ 17.6%	—	—	—
Months Supply of Inventory	2.8	**4.0**	+ 42.9%	—	—	—

* 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.

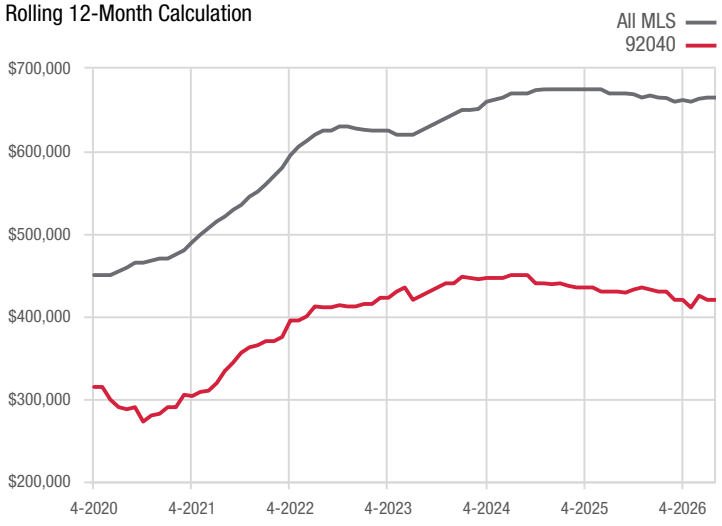
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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