# Local Market Update for October 2026

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

## 91945

### Lemon Grove

| Detached | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 12 | **15** | + 25.0% | 163 | **123** | - 24.5% |
| Pending Sales | 13 | **6** | - 53.8% | 134 | **89** | - 33.6% |
| Closed Sales | 18 | **8** | - 55.6% | 130 | **89** | - 31.5% |
| Median Sales Price* | $752,500 | **$767,500** | + 2.0% | $762,500 | **$775,000** | + 1.6% |
| Percent of Original List Price Received* | 98.7% | **99.3%** | + 0.6% | 98.6% | **100.4%** | + 1.8% |
| Days on Market Until Sale | 29 | **36** | + 24.1% | 35 | **25** | - 28.6% |
| Inventory of Homes for Sale | 13 | **20** | + 53.8% | — | — | — |
| Months Supply of Inventory | 1.0 | **2.4** | + 140.0% | — | — | — |

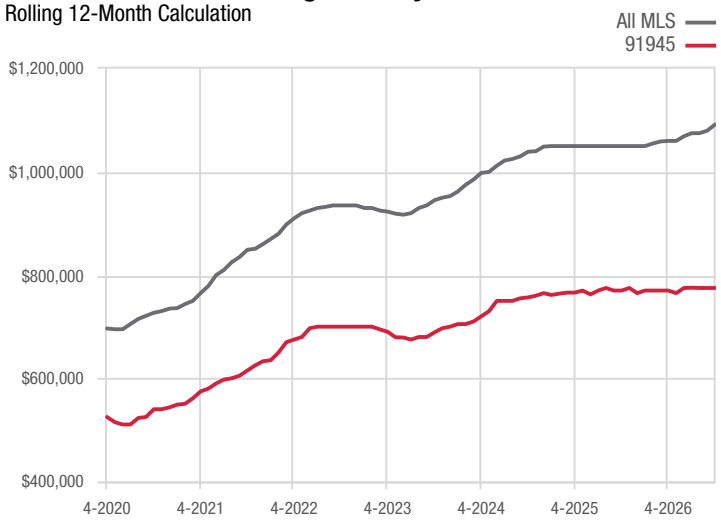
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 6 | **3** | - 50.0% | 86 | **47** | - 45.3% |
| Pending Sales | 5 | **0** | - 100.0% | 28 | **38** | + 35.7% |
| Closed Sales | 5 | **1** | - 80.0% | 25 | **39** | + 56.0% |
| Median Sales Price* | $625,000 | **$450,000** | - 28.0% | $485,000 | **$605,000** | + 24.7% |
| Percent of Original List Price Received* | 98.2% | **95.9%** | - 2.3% | 98.5% | **98.7%** | + 0.2% |
| Days on Market Until Sale | 53 | **99** | + 86.8% | 49 | **54** | + 10.2% |
| Inventory of Homes for Sale | 25 | **8** | - 68.0% | — | — | — |
| Months Supply of Inventory | 9.2 | **2.0** | - 78.3% | — | — | — |

* 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.

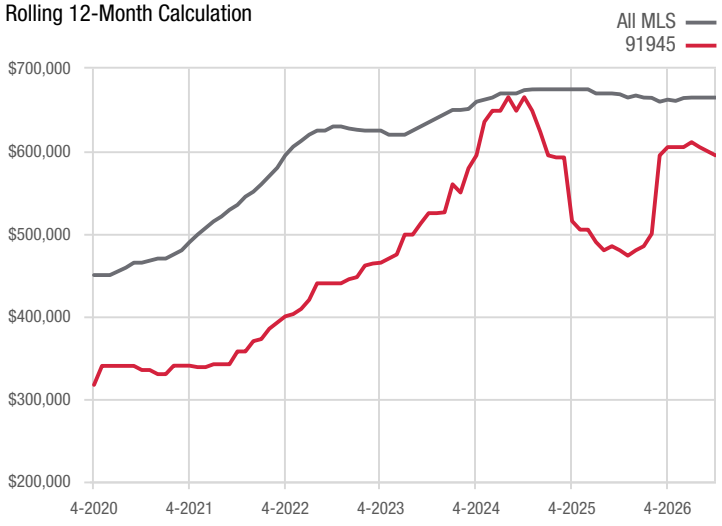
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




SAN DIEGO | MLS

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