Local Market Update for October 2026

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

92040

Lakeside

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	27	**37**	+ 37.0%	330	**276**	- 16.4%
Pending Sales	21	**21**	0.0%	221	**174**	- 21.3%
Closed Sales	13	**18**	+ 38.5%	219	**163**	- 25.6%
Median Sales Price*	$830,000	**$832,450**	+ 0.3%	$835,000	**$840,000**	+ 0.6%
Percent of Original List Price Received*	95.1%	**99.1%**	+ 4.2%	98.5%	**99.3%**	+ 0.8%
Days on Market Until Sale	36	**27**	- 25.0%	32	**34**	+ 6.3%
Inventory of Homes for Sale	43	**60**	+ 39.5%	—	**—**	—
Months Supply of Inventory	2.1	**3.6**	+ 71.4%	—	**—**	—

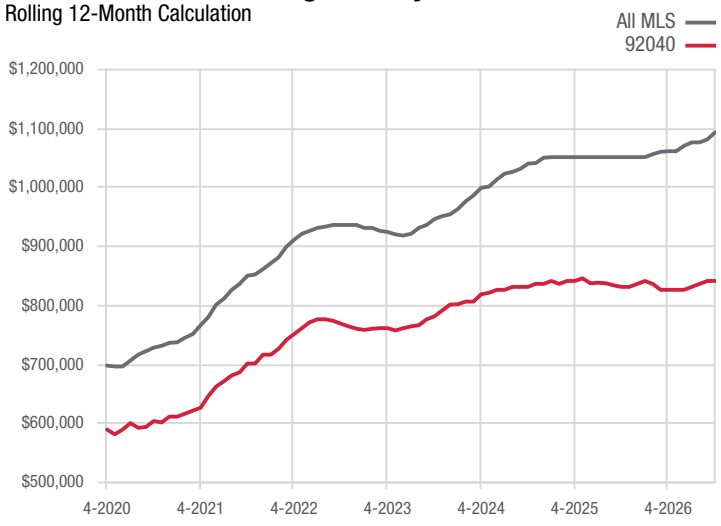
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**4**	0.0%	105	**96**	- 8.6%
Pending Sales	3	**1**	- 66.7%	60	**52**	- 13.3%
Closed Sales	6	**5**	- 16.7%	63	**53**	- 15.9%
Median Sales Price*	$647,500	**$475,000**	- 26.6%	$432,500	**$410,000**	- 5.2%
Percent of Original List Price Received*	94.4%	**95.3%**	+ 1.0%	98.9%	**98.2%**	- 0.7%
Days on Market Until Sale	85	**55**	- 35.3%	43	**36**	- 16.3%
Inventory of Homes for Sale	16	**18**	+ 12.5%	—	**—**	—
Months Supply of Inventory	2.7	**3.5**	+ 29.6%	—	**—**	—

* 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.

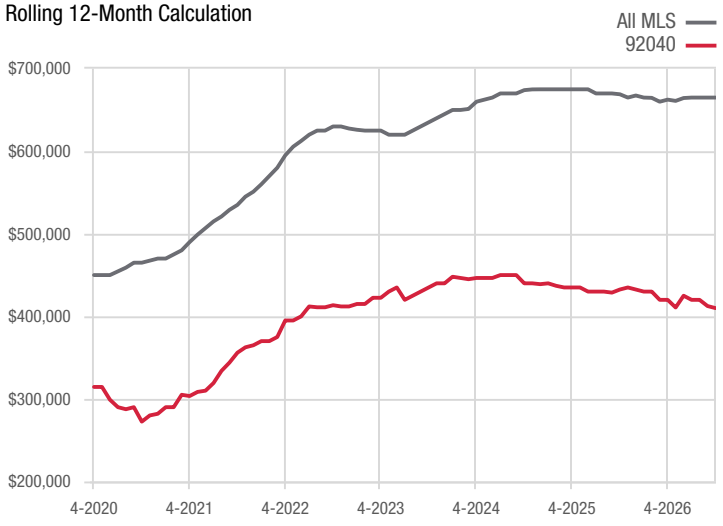
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.