

# Local Market Update for August 2025

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

91945

Lemon Grove

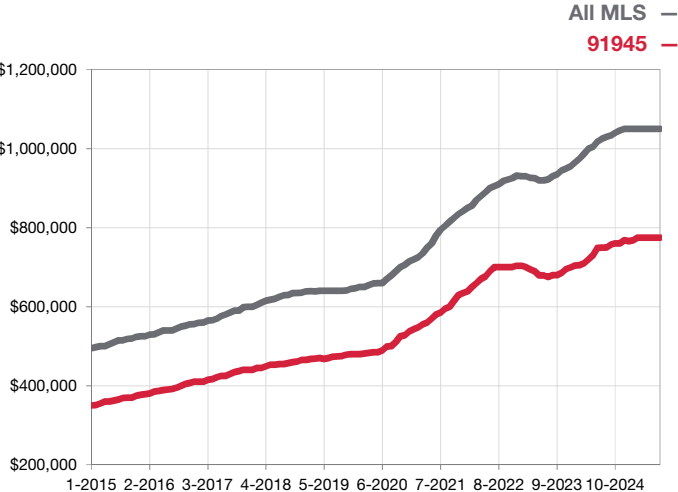
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	15	15	0.0%	122	133	+ 9.0%
Pending Sales	6	10	+ 66.7%	85	104	+ 22.4%
Closed Sales	13	8	- 38.5%	91	101	+ 11.0%
Median Sales Price*	\$760,000	\$780,000	+ 2.6%	\$760,000	\$770,000	+ 1.3%
Percent of Original List Price Received*	100.6%	98.8%	- 1.8%	101.6%	98.8%	- 2.8%
Days on Market Until Sale	33	20	- 39.4%	33	36	+ 9.1%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

\* 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	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	8	6	- 25.0%	58	74	+ 27.6%
Pending Sales	6	3	- 50.0%	32	20	- 37.5%
Closed Sales	5	3	- 40.0%	30	18	- 40.0%
Median Sales Price*	\$730,000	\$698,000	- 4.4%	\$686,621	\$480,000	- 30.1%
Percent of Original List Price Received*	99.5%	98.1%	- 1.4%	99.2%	98.1%	- 1.1%
Days on Market Until Sale	55	83	+ 50.9%	46	53	+ 15.2%
Inventory of Homes for Sale	13	28	+ 115.4%	--	--	--
Months Supply of Inventory	3.6	11.8	+ 227.8%	--	--	--

\* 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

