

Local Market Update for February 2025

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

91945

Lemon Grove

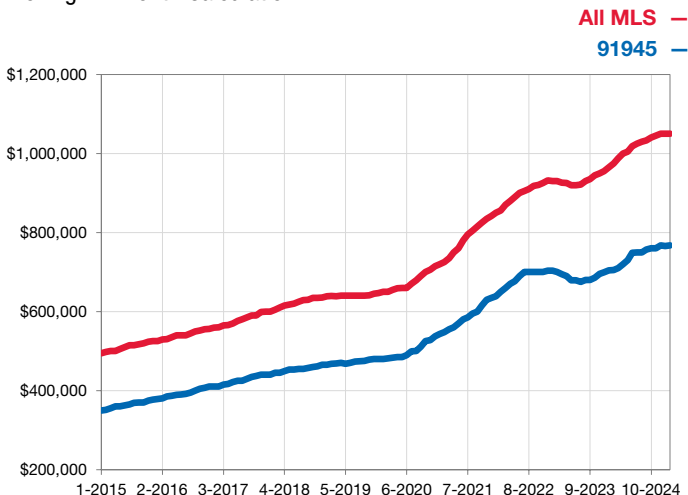
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	6	12	+ 100.0%	17	33	+ 94.1%
Pending Sales	9	11	+ 22.2%	17	29	+ 70.6%
Closed Sales	7	11	+ 57.1%	21	21	0.0%
Median Sales Price*	\$721,000	\$725,000	+ 0.6%	\$745,000	\$750,000	+ 0.7%
Percent of Original List Price Received*	103.3%	99.0%	- 4.2%	101.2%	98.4%	- 2.8%
Days on Market Until Sale	20	52	+ 160.0%	54	43	- 20.4%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	17	15	- 11.8%
Pending Sales	6	3	- 50.0%	9	3	- 66.7%
Closed Sales	3	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$649,000	\$0	- 100.0%	\$715,489	\$405,000	- 43.4%
Percent of Original List Price Received*	98.9%	0.0%	- 100.0%	99.4%	105.2%	+ 5.8%
Days on Market Until Sale	24	0	- 100.0%	37	0	- 100.0%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	4.7	3.3	- 29.8%	--	--	--

* 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

