

Local Market Update for April 2025

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

92040

Lakeside

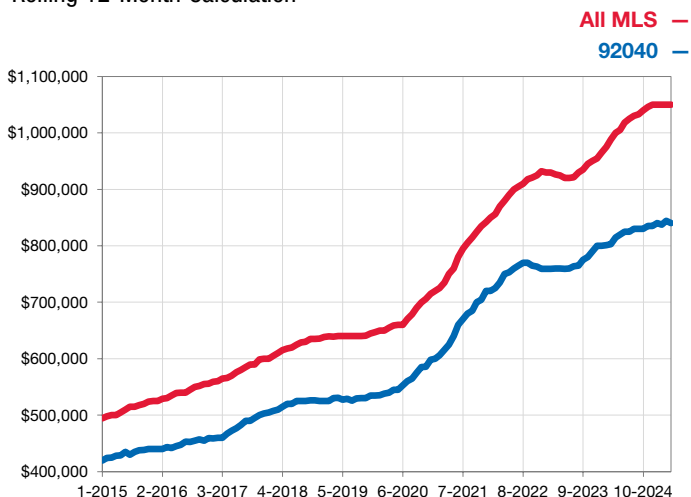
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	32	35	+ 9.4%	108	134	+ 24.1%
Pending Sales	27	31	+ 14.8%	94	98	+ 4.3%
Closed Sales	26	28	+ 7.7%	86	82	- 4.7%
Median Sales Price*	\$857,500	\$852,500	- 0.6%	\$832,500	\$845,000	+ 1.5%
Percent of Original List Price Received*	102.1%	98.7%	- 3.3%	100.7%	99.3%	- 1.4%
Days on Market Until Sale	23	35	+ 52.2%	25	34	+ 36.0%
Inventory of Homes for Sale	27	46	+ 70.4%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

* 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	12	10	- 16.7%	39	47	+ 20.5%
Pending Sales	14	9	- 35.7%	32	31	- 3.1%
Closed Sales	4	9	+ 125.0%	24	28	+ 16.7%
Median Sales Price*	\$526,500	\$435,000	- 17.4%	\$450,000	\$432,500	- 3.9%
Percent of Original List Price Received*	99.3%	102.7%	+ 3.4%	99.3%	100.9%	+ 1.6%
Days on Market Until Sale	18	18	0.0%	18	26	+ 44.4%
Inventory of Homes for Sale	6	16	+ 166.7%	--	--	--
Months Supply of Inventory	0.9	2.7	+ 200.0%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

