

Local Market Update for July 2025

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

92040

Lakeside

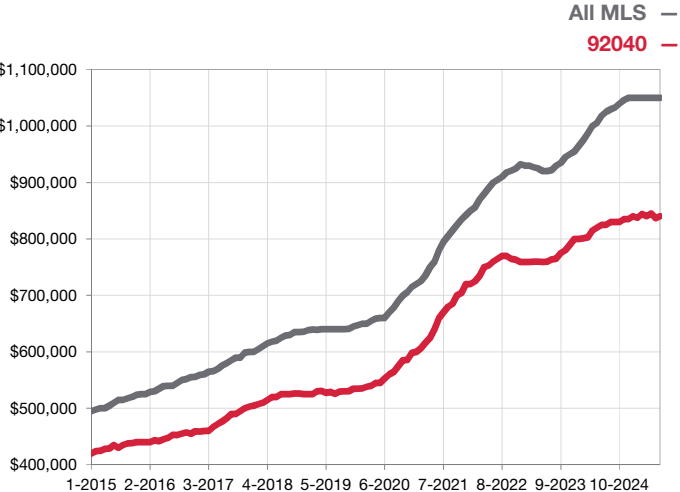
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	30	34	+ 13.3%	201	240	+ 19.4%
Pending Sales	21	29	+ 38.1%	155	171	+ 10.3%
Closed Sales	19	28	+ 47.4%	152	159	+ 4.6%
Median Sales Price*	\$845,000	\$880,000	+ 4.1%	\$844,750	\$849,950	+ 0.6%
Percent of Original List Price Received*	100.0%	96.8%	- 3.2%	100.7%	98.9%	- 1.8%
Days on Market Until Sale	24	32	+ 33.3%	23	31	+ 34.8%
Inventory of Homes for Sale	38	46	+ 21.1%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

* 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	9	13	+ 44.4%	62	86	+ 38.7%
Pending Sales	5	3	- 40.0%	47	44	- 6.4%
Closed Sales	7	6	- 14.3%	48	46	- 4.2%
Median Sales Price*	\$510,000	\$471,000	- 7.6%	\$450,000	\$430,000	- 4.4%
Percent of Original List Price Received*	101.9%	97.6%	- 4.2%	99.6%	99.8%	+ 0.2%
Days on Market Until Sale	12	40	+ 233.3%	22	34	+ 54.5%
Inventory of Homes for Sale	9	27	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	4.7	+ 235.7%	--	--	--

* 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

