

Local Market Update for February 2025

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

92040

Lakeside

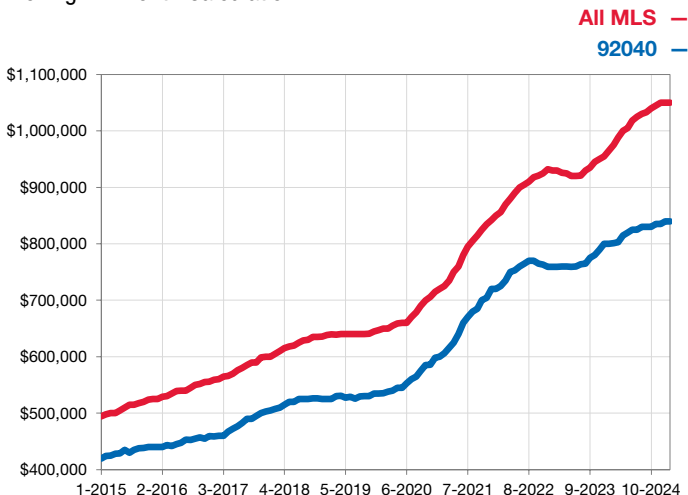
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	26	24	- 7.7%	50	50	0.0%
Pending Sales	22	25	+ 13.6%	43	43	0.0%
Closed Sales	17	10	- 41.2%	37	25	- 32.4%
Median Sales Price*	\$852,000	\$837,450	- 1.7%	\$826,000	\$815,000	- 1.3%
Percent of Original List Price Received*	100.4%	100.6%	+ 0.2%	100.2%	99.2%	- 1.0%
Days on Market Until Sale	31	55	+ 77.4%	30	36	+ 20.0%
Inventory of Homes for Sale	26	36	+ 38.5%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

* 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	4	9	+ 125.0%	16	20	+ 25.0%
Pending Sales	5	7	+ 40.0%	12	17	+ 41.7%
Closed Sales	6	9	+ 50.0%	13	16	+ 23.1%
Median Sales Price*	\$436,000	\$428,000	- 1.8%	\$450,000	\$434,500	- 3.4%
Percent of Original List Price Received*	99.3%	100.5%	+ 1.2%	98.9%	100.1%	+ 1.2%
Days on Market Until Sale	17	24	+ 41.2%	20	29	+ 45.0%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

* 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

