

# Local Market Update for March 2026

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

## 92040

Lakeside

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	46	20	- 56.5%	103	62	- 39.8%
Pending Sales	25	17	- 32.0%	67	49	- 26.9%
Closed Sales	28	13	- 53.6%	54	39	- 27.8%
Median Sales Price*	\$875,000	<b>\$740,000</b>	- 15.4%	\$840,000	<b>\$797,000</b>	- 5.1%
Percent of Original List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	99.6%	<b>98.6%</b>	- 1.0%
Days on Market Until Sale	34	30	- 11.8%	35	46	+ 31.4%
Inventory of Homes for Sale	57	27	- 52.6%	—	—	—
Months Supply of Inventory	2.9	1.4	- 51.7%	—	—	—

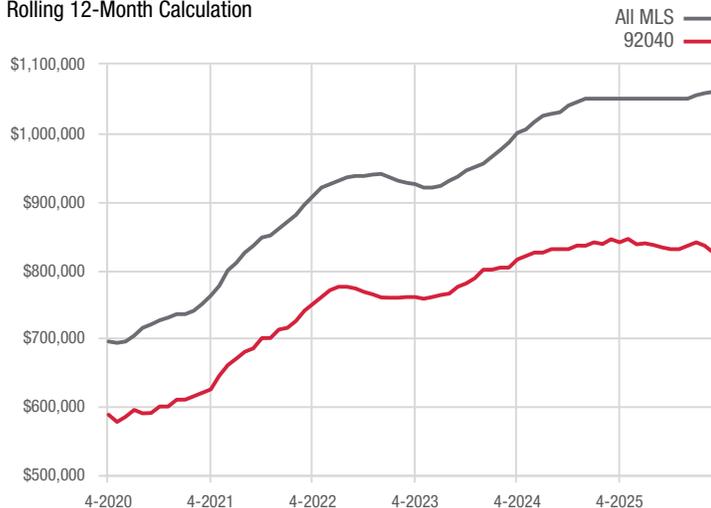
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	16	12	- 25.0%	37	34	- 8.1%
Pending Sales	9	7	- 22.2%	23	16	- 30.4%
Closed Sales	4	6	+ 50.0%	20	14	- 30.0%
Median Sales Price*	\$400,000	<b>\$350,000</b>	- 12.5%	\$429,000	<b>\$402,500</b>	- 6.2%
Percent of Original List Price Received*	100.4%	<b>97.6%</b>	- 2.8%	100.1%	<b>97.8%</b>	- 2.3%
Days on Market Until Sale	52	36	- 30.8%	34	30	- 11.8%
Inventory of Homes for Sale	18	25	+ 38.9%	—	—	—
Months Supply of Inventory	2.8	5.2	+ 85.7%	—	—	—

\* 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

