

# Local Market Update for December 2025

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

92040

Lakeside

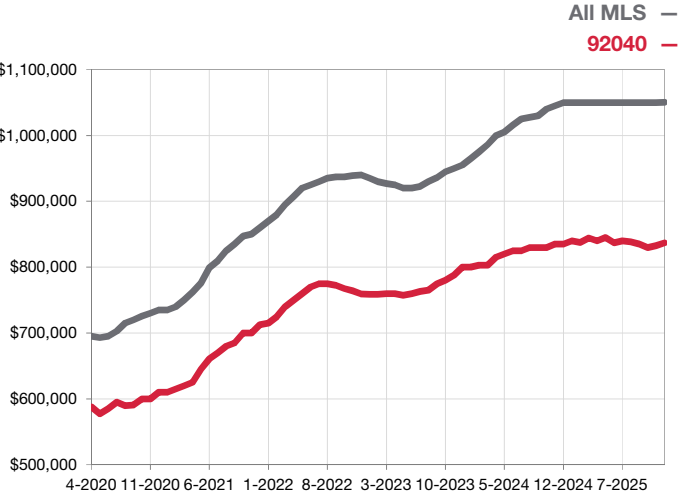
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1	1	0.0%	306	318	+ 3.9%
Pending Sales	16	15	- 6.3%	240	251	+ 4.6%
Closed Sales	18	11	- 38.9%	243	248	+ 2.1%
Median Sales Price*	\$814,500	\$815,000	+ 0.1%	\$835,000	\$837,050	+ 0.2%
Percent of Original List Price Received*	98.0%	100.3%	+ 2.3%	100.1%	98.4%	- 1.7%
Days on Market Until Sale	29	25	- 13.8%	26	32	+ 23.1%
Inventory of Homes for Sale	37	8	- 78.4%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--

\* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	7	1	- 85.7%	93	103	+ 10.8%
Pending Sales	4	2	- 50.0%	71	65	- 8.5%
Closed Sales	5	2	- 60.0%	71	66	- 7.0%
Median Sales Price*	\$435,000	\$322,500	- 25.9%	\$439,000	\$430,000	- 2.1%
Percent of Original List Price Received*	101.9%	88.7%	- 13.0%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	10	59	+ 490.0%	22	43	+ 95.5%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--

\* 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

