

# Local Market Update for May 2026

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

## 92040

Lakeside

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	36	26	- 27.8%	171	112	- 34.5%
Pending Sales	25	23	- 8.0%	119	88	- 26.1%
Closed Sales	28	21	- 25.0%	109	78	- 28.4%
Median Sales Price*	\$850,000	<b>\$885,000</b>	+ 4.1%	\$845,000	<b>\$830,000</b>	- 1.8%
Percent of Original List Price Received*	100.3%	<b>98.6%</b>	- 1.7%	99.5%	<b>98.6%</b>	- 0.9%
Days on Market Until Sale	23	38	+ 65.2%	32	45	+ 40.6%
Inventory of Homes for Sale	55	34	- 38.2%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

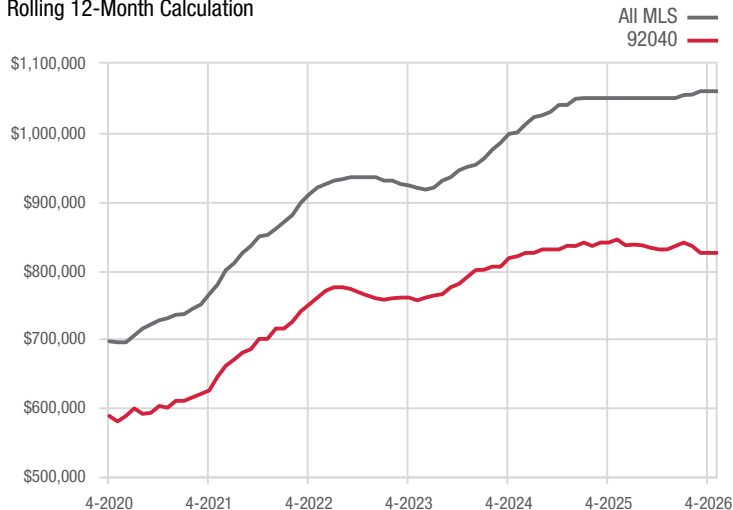
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	9	7	- 22.2%	59	56	- 5.1%
Pending Sales	6	4	- 33.3%	37	27	- 27.0%
Closed Sales	7	6	- 14.3%	36	23	- 36.1%
Median Sales Price*	\$420,000	<b>\$399,500</b>	- 4.9%	\$430,000	<b>\$400,000</b>	- 7.0%
Percent of Original List Price Received*	98.6%	<b>99.2%</b>	+ 0.6%	100.5%	<b>98.4%</b>	- 2.1%
Days on Market Until Sale	54	24	- 55.6%	34	26	- 23.5%
Inventory of Homes for Sale	21	28	+ 33.3%	—	—	—
Months Supply of Inventory	3.6	6.1	+ 69.4%	—	—	—

\* 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

