

Local Market Update for October 2024

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

92040

Lakeside

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	32	20	- 37.5%	252	280	+ 11.1%
Pending Sales	19	15	- 21.1%	207	214	+ 3.4%
Closed Sales	22	17	- 22.7%	205	216	+ 5.4%
Median Sales Price*	\$810,000	\$865,000	+ 6.8%	\$800,000	\$840,000	+ 5.0%
Percent of Original List Price Received*	100.2%	100.2%	0.0%	101.2%	100.2%	- 1.0%
Days on Market Until Sale	21	33	+ 57.1%	25	25	0.0%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

* 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.

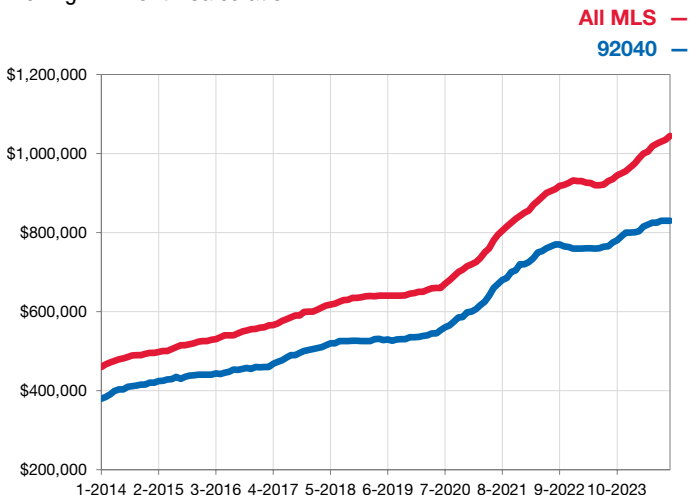
Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	9	8	- 11.1%	74	88	+ 18.9%
Pending Sales	7	1	- 85.7%	62	61	- 1.6%
Closed Sales	5	6	+ 20.0%	61	66	+ 8.2%
Median Sales Price*	\$455,000	\$376,000	- 17.4%	\$440,000	\$440,000	0.0%
Percent of Original List Price Received*	101.5%	100.0%	- 1.5%	103.1%	99.2%	- 3.8%
Days on Market Until Sale	22	19	- 13.6%	18	23	+ 27.8%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.6	+ 225.0%	--	--	--

* 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

