

# Local Market Update for June 2025

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

## 92040

Lakeside

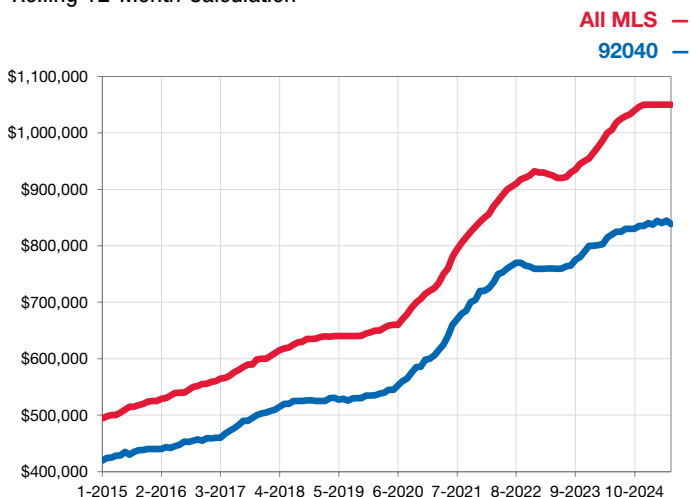
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	28	30	+ 7.1%	171	200	+ 17.0%
Pending Sales	21	19	- 9.5%	134	140	+ 4.5%
Closed Sales	25	20	- 20.0%	133	130	- 2.3%
Median Sales Price*	\$866,000	\$842,500	- 2.7%	\$844,500	\$846,500	+ 0.2%
Percent of Original List Price Received*	100.0%	97.4%	- 2.6%	100.8%	99.2%	- 1.6%
Days on Market Until Sale	20	29	+ 45.0%	23	31	+ 34.8%
Inventory of Homes for Sale	37	55	+ 48.6%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

\* 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.

Attached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	9	13	+ 44.4%	53	72	+ 35.8%
Pending Sales	3	3	0.0%	42	39	- 7.1%
Closed Sales	6	5	- 16.7%	41	40	- 2.4%
Median Sales Price*	\$505,000	\$406,500	- 19.5%	\$450,000	\$429,500	- 4.6%
Percent of Original List Price Received*	95.3%	98.1%	+ 2.9%	99.1%	100.2%	+ 1.1%
Days on Market Until Sale	30	45	+ 50.0%	23	33	+ 43.5%
Inventory of Homes for Sale	9	26	+ 188.9%	--	--	--
Months Supply of Inventory	1.4	4.5	+ 221.4%	--	--	--

\* 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

