Local Market Update for October 2025

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

92040

Lakeside

Detached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	26	26	0.0%	265	335	+ 26.4%	
Pending Sales	12	18	+ 50.0%	210	222	+ 5.7%	
Closed Sales	18	12	- 33.3%	217	221	+ 1.8%	
Median Sales Price*	\$855,000	\$837,500	- 2.0%	\$840,000	\$838,525	- 0.2%	
Percent of Original List Price Received*	99.9%	95.1%	- 4.8%	100.2%	98.5%	- 1.7%	
Days on Market Until Sale	37	33	- 10.8%	25	32	+ 28.0%	
Inventory of Homes for Sale	41	44	+ 7.3%				
Months Supply of Inventory	2.0	2.1	+ 5.0%				

^{*} 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	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	5	3	- 40.0%	77	104	+ 35.1%	
Pending Sales	2	3	+ 50.0%	61	61	0.0%	
Closed Sales	6	6	0.0%	65	63	- 3.1%	
Median Sales Price*	\$376,000	\$647,500	+ 72.2%	\$440,000	\$432,500	- 1.7%	
Percent of Original List Price Received*	100.0%	94.4%	- 5.6%	99.2%	98.9%	- 0.3%	
Days on Market Until Sale	19	85	+ 347.4%	23	43	+ 87.0%	
Inventory of Homes for Sale	12	15	+ 25.0%				
Months Supply of Inventory	2.1	2.5	+ 19.0%				

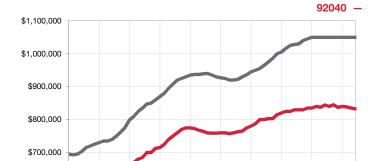
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

All MLS -

Median Sales Price - Single Family Rolling 12-Month Calculation

\$600,000

\$500,000



4-2020 11-2020 6-2021 1-2022 8-2022 3-2023 10-2023 5-2024 12-2024 7-2025

Median Sales Price - Townhouse-Condo

