

Local Market Update for January 2026

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

92040

Lakeside

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		27	18	- 33.3%	27	18	- 33.3%
Pending Sales		18	12	- 33.3%	18	12	- 33.3%
Closed Sales		15	14	- 6.7%	15	14	- 6.7%
Median Sales Price*		\$800,000	\$837,500	+ 4.7%	\$800,000	\$837,500	+ 4.7%
Percent of Original List Price Received*		98.3%	99.0%	+ 0.7%	98.3%	99.0%	+ 0.7%
Days on Market Until Sale		23	50	+ 117.4%	23	50	+ 117.4%
Inventory of Homes for Sale		42	26	- 38.1%	--	--	--
Months Supply of Inventory		2.1	1.3	- 38.1%	--	--	--

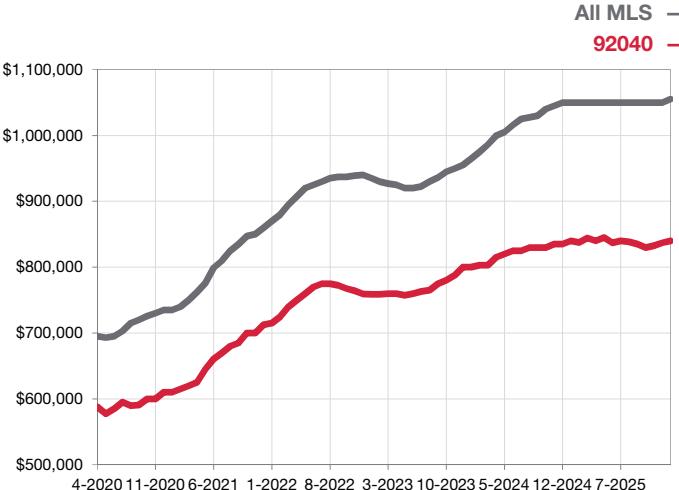
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		11	9	- 18.2%	11	9	- 18.2%
Pending Sales		10	5	- 50.0%	10	5	- 50.0%
Closed Sales		7	3	- 57.1%	7	3	- 57.1%
Median Sales Price*		\$443,000	\$375,000	- 15.3%	\$443,000	\$375,000	- 15.3%
Percent of Original List Price Received*		99.5%	98.9%	- 0.6%	99.5%	98.9%	- 0.6%
Days on Market Until Sale		36	22	- 38.9%	36	22	- 38.9%
Inventory of Homes for Sale		12	12	0.0%	--	--	--
Months Supply of Inventory		1.9	2.4	+ 26.3%	--	--	--

* 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

