

Local Market Update for November 2025

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

92040

Lakeside

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		12	12	0.0%	285	348	+ 22.1%
Pending Sales		14	14	0.0%	224	237	+ 5.8%
Closed Sales		8	14	+ 75.0%	225	236	+ 4.9%
Median Sales Price*		\$815,000	\$837,000	+ 2.7%	\$840,000	\$837,050	- 0.4%
Percent of Original List Price Received*		100.2%	96.1%	- 4.1%	100.2%	98.3%	- 1.9%
Days on Market Until Sale		51	38	- 25.5%	26	32	+ 23.1%
Inventory of Homes for Sale		37	32	- 13.5%	--	--	--
Months Supply of Inventory		1.9	1.5	- 21.1%	--	--	--

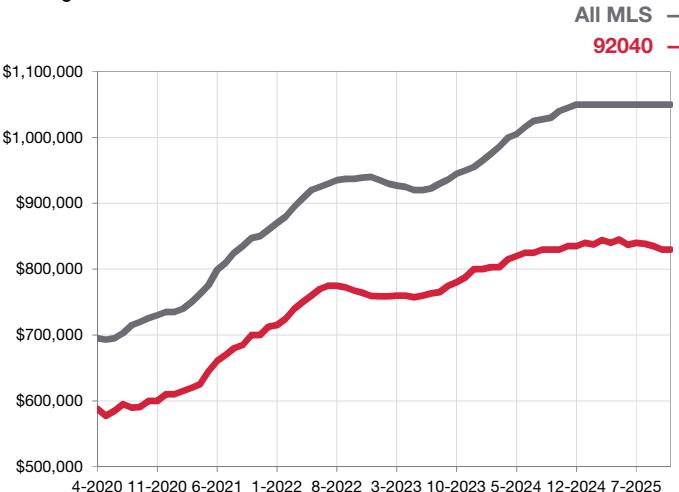
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		9	3	- 66.7%	86	108	+ 25.6%
Pending Sales		6	2	- 66.7%	67	62	- 7.5%
Closed Sales		1	1	0.0%	66	64	- 3.0%
Median Sales Price*		\$370,000	\$690,000	+ 86.5%	\$439,500	\$435,000	- 1.0%
Percent of Original List Price Received*		107.2%	98.6%	- 8.0%	99.3%	98.9%	- 0.4%
Days on Market Until Sale		11	30	+ 172.7%	23	43	+ 87.0%
Inventory of Homes for Sale		14	13	- 7.1%	--	--	--
Months Supply of Inventory		2.3	2.4	+ 4.3%	--	--	--

* 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

