

Local Market Update for January 2026

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

91945

Lemon Grove

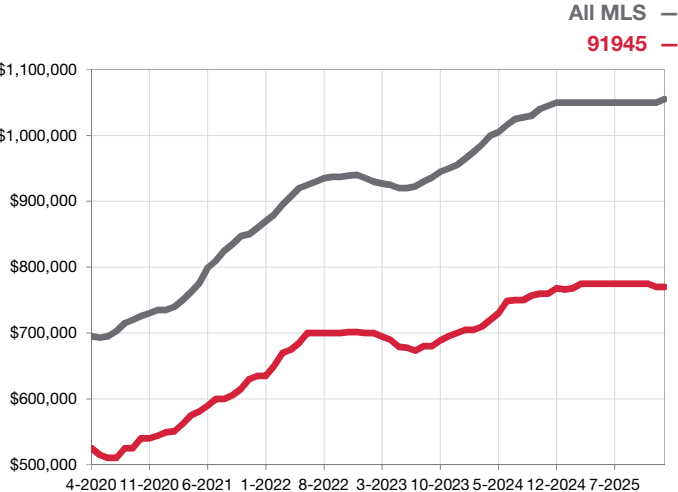
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	29	9	- 69.0%	29	9	- 69.0%
Pending Sales	18	6	- 66.7%	18	6	- 66.7%
Closed Sales	10	6	- 40.0%	10	6	- 40.0%
Median Sales Price*	\$780,000	\$776,250	- 0.5%	\$780,000	\$776,250	- 0.5%
Percent of Original List Price Received*	97.8%	99.6%	+ 1.8%	97.8%	99.6%	+ 1.8%
Days on Market Until Sale	34	19	- 44.1%	34	19	- 44.1%
Inventory of Homes for Sale	30	13	- 56.7%	--	--	--
Months Supply of Inventory	2.4	1.2	- 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	11	18	+ 63.6%	11	18	+ 63.6%
Pending Sales	0	9	--	0	9	--
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$405,000	\$658,500	+ 62.6%	\$405,000	\$658,500	+ 62.6%
Percent of Original List Price Received*	105.2%	101.1%	- 3.9%	105.2%	101.1%	- 3.9%
Days on Market Until Sale	0	30	--	0	30	--
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	4.4	4.8	+ 9.1%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

