

Local Market Update for January 2026

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

92040

Lakeside

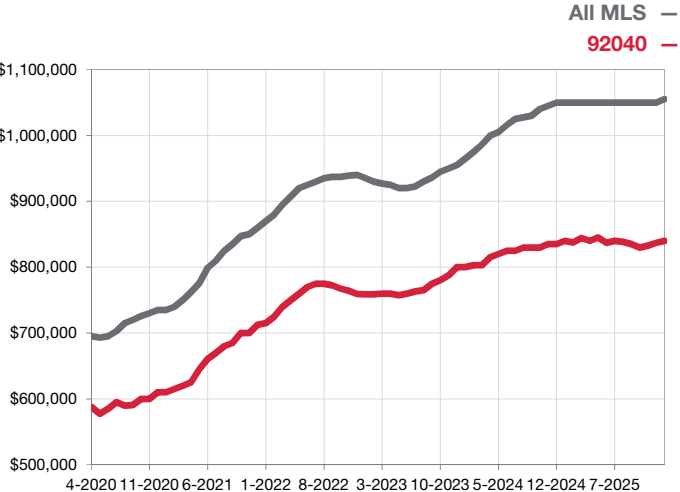
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	27	18	- 33.3%	27	18	- 33.3%
Pending Sales	18	12	- 33.3%	18	12	- 33.3%
Closed Sales	15	14	- 6.7%	15	14	- 6.7%
Median Sales Price*	\$800,000	\$837,500	+ 4.7%	\$800,000	\$837,500	+ 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

