

Lakeside 92040

ZIP code · CA · California > San Diego County > Lakeside

BUYER'S MARKET

\$767K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

339

SALES (12 MO)

\$765K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



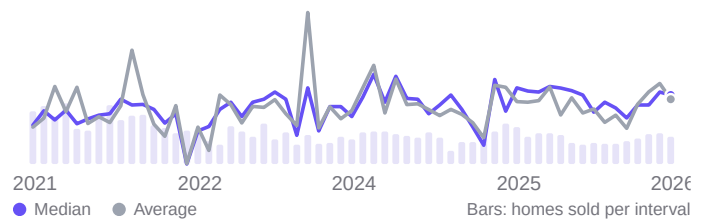
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$775K · Average \$760K

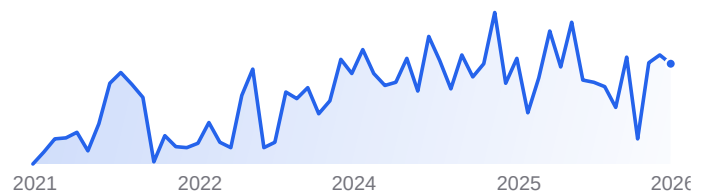
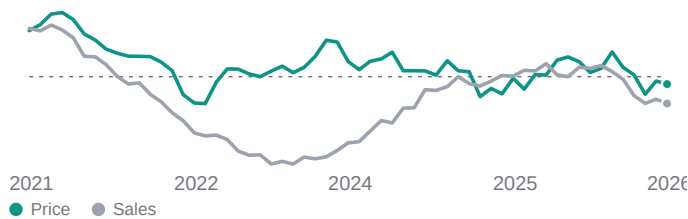


Growth (year over year)

Price -3.1% · Sales -11.3%

Price per square foot

\$496/ft²

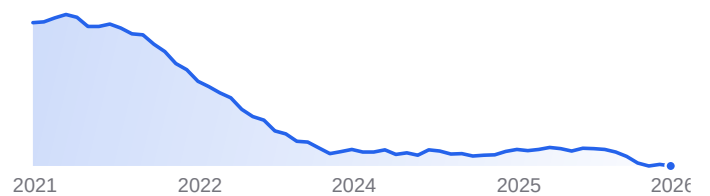
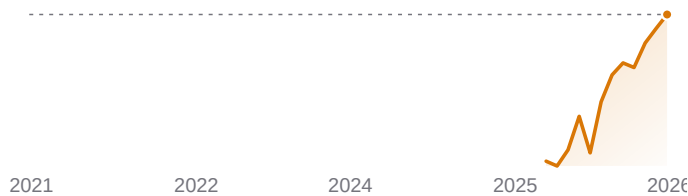


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

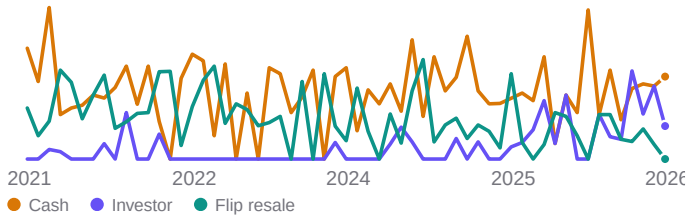
2.7%



BUYERS & OUTCOMES

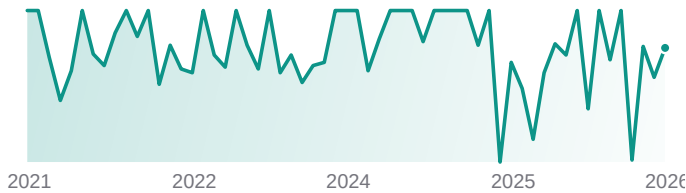
Buyer mix

Cash 16% · Investor 6.5% · Flip resale 0%



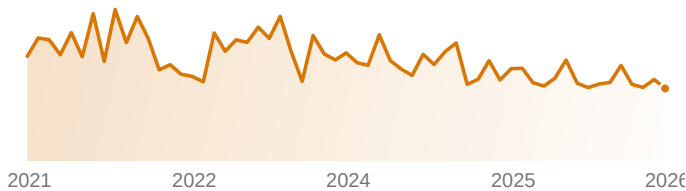
Sellers who sold at a gain

96%

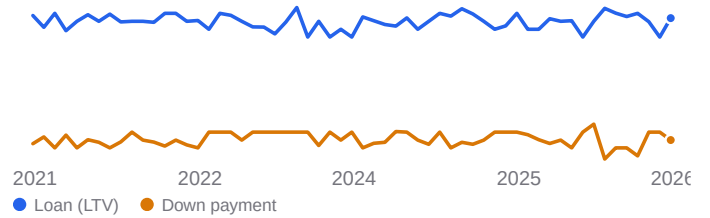


Median annualized return at resale

+5.0%

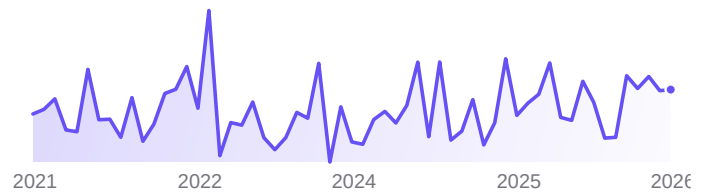


Financing (share of purchase price) Loan (LTV) 92% · Down payment 15%



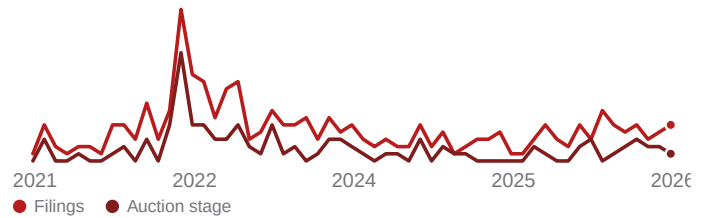
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	12,329
Median value (AVM)	\$765K
Median size	1,541 ft²
Median bedrooms	3
Median year built	1977
Single family	71%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	43%
Median loan-to-value	51%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	44,462
Density	573 / mi²
Median household income	\$98K
Average household income	\$122K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	171
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	7.3%
Unemployment	1.3%
Average temp	63°F
Annual precip	18 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.