

Local Market Update for April 2025

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

92129

Penasquitos

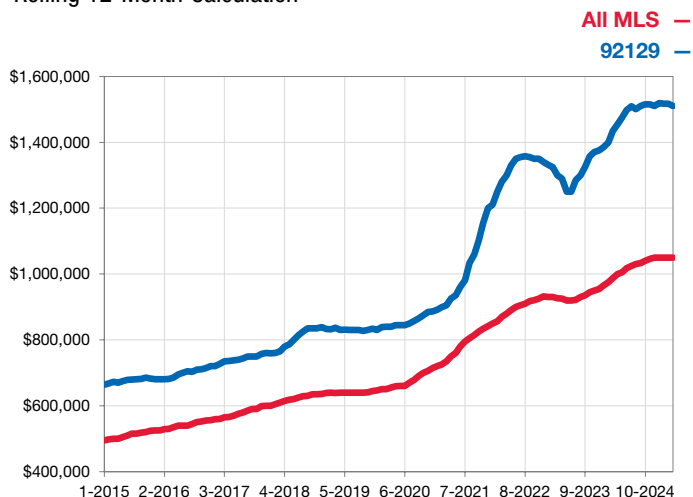
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	30	31	+ 3.3%	100	112	+ 12.0%
Pending Sales	27	29	+ 7.4%	80	79	- 1.3%
Closed Sales	27	27	0.0%	66	65	- 1.5%
Median Sales Price*	\$1,640,000	\$1,565,000	- 4.6%	\$1,548,000	\$1,530,000	- 1.2%
Percent of Original List Price Received*	106.7%	100.8%	- 5.5%	106.4%	100.4%	- 5.6%
Days on Market Until Sale	12	19	+ 58.3%	13	22	+ 69.2%
Inventory of Homes for Sale	22	29	+ 31.8%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	14	21	+ 50.0%	40	71	+ 77.5%
Pending Sales	11	6	- 45.5%	32	40	+ 25.0%
Closed Sales	3	8	+ 166.7%	26	40	+ 53.8%
Median Sales Price*	\$777,000	\$610,000	- 21.5%	\$706,620	\$642,000	- 9.1%
Percent of Original List Price Received*	108.7%	96.4%	- 11.3%	104.4%	98.1%	- 6.0%
Days on Market Until Sale	12	50	+ 316.7%	14	41	+ 192.9%
Inventory of Homes for Sale	5	29	+ 480.0%	--	--	--
Months Supply of Inventory	0.7	3.6	+ 414.3%	--	--	--

* 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

