

Local Market Update for February 2024

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

92129

Penasquitos

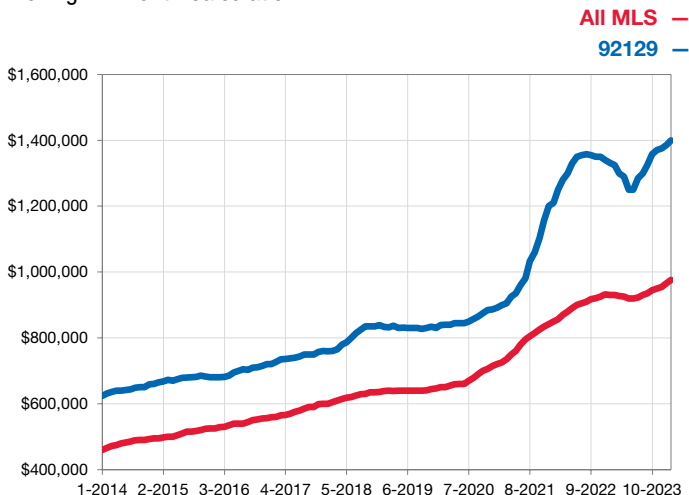
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	14	18	+ 28.6%	28	36	+ 28.6%
Pending Sales	16	12	- 25.0%	27	27	0.0%
Closed Sales	14	16	+ 14.3%	23	26	+ 13.0%
Median Sales Price*	\$1,310,000	\$1,567,500	+ 19.7%	\$1,149,000	\$1,480,000	+ 28.8%
Percent of Original List Price Received*	95.4%	107.0%	+ 12.2%	95.3%	105.5%	+ 10.7%
Days on Market Until Sale	49	13	- 73.5%	49	15	- 69.4%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	8	13	+ 62.5%	17	20	+ 17.6%
Pending Sales	7	4	- 42.9%	14	12	- 14.3%
Closed Sales	7	7	0.0%	16	11	- 31.3%
Median Sales Price*	\$549,000	\$965,000	+ 75.8%	\$527,500	\$742,500	+ 40.8%
Percent of Original List Price Received*	103.2%	106.1%	+ 2.8%	101.5%	104.0%	+ 2.5%
Days on Market Until Sale	9	8	- 11.1%	13	17	+ 30.8%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

* 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

