

Local Market Update for April 2026

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

92129

Penasquitos

| Detached | April | | | Year to Date | | |
|--|-------------|--------------------|----------|--------------|--------------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 34 | 36 | + 5.9% | 113 | 125 | + 10.6% |
| Pending Sales | 29 | 30 | + 3.4% | 77 | 89 | + 15.6% |
| Closed Sales | 28 | 24 | - 14.3% | 65 | 80 | + 23.1% |
| Median Sales Price* | \$1,590,000 | \$1,526,500 | - 4.0% | \$1,550,000 | \$1,422,500 | - 8.2% |
| Percent of Original List Price Received* | 100.8% | 101.0% | + 0.2% | 100.5% | 100.7% | + 0.2% |
| Days on Market Until Sale | 18 | 19 | + 5.6% | 22 | 28 | + 27.3% |
| Inventory of Homes for Sale | 32 | 30 | - 6.3% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.4 | - 6.7% | — | — | — |

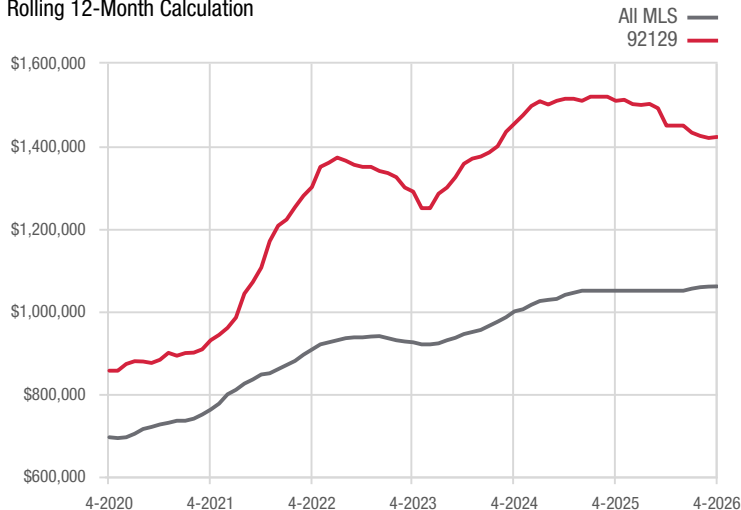
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 4-2025 | Thru 4-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 21 | 16 | - 23.8% | 72 | 61 | - 15.3% |
| Pending Sales | 5 | 10 | + 100.0% | 39 | 39 | 0.0% |
| Closed Sales | 10 | 12 | + 20.0% | 42 | 31 | - 26.2% |
| Median Sales Price* | \$670,000 | \$626,000 | - 6.6% | \$662,000 | \$610,000 | - 7.9% |
| Percent of Original List Price Received* | 96.9% | 100.1% | + 3.3% | 98.1% | 98.9% | + 0.8% |
| Days on Market Until Sale | 43 | 41 | - 4.7% | 40 | 58 | + 45.0% |
| Inventory of Homes for Sale | 31 | 32 | + 3.2% | — | — | — |
| Months Supply of Inventory | 3.9 | 3.8 | - 2.6% | — | — | — |

* 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

