

Local Market Update for February 2025

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

92129

Penasquitos

Single Family

| Key Metrics | February | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 19 | 21 | + 10.5% | 36 | 44 | + 22.2% |
| Pending Sales | 11 | 12 | + 9.1% | 26 | 24 | - 7.7% |
| Closed Sales | 16 | 12 | - 25.0% | 26 | 26 | 0.0% |
| Median Sales Price* | \$1,567,500 | \$1,539,500 | - 1.8% | \$1,480,000 | \$1,550,000 | + 4.7% |
| Percent of Original List Price Received* | 107.0% | 101.4% | - 5.2% | 105.5% | 100.1% | - 5.1% |
| Days on Market Until Sale | 13 | 29 | + 123.1% | 15 | 24 | + 60.0% |
| Inventory of Homes for Sale | 14 | 27 | + 92.9% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.3 | + 44.4% | -- | -- | -- |

* 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.

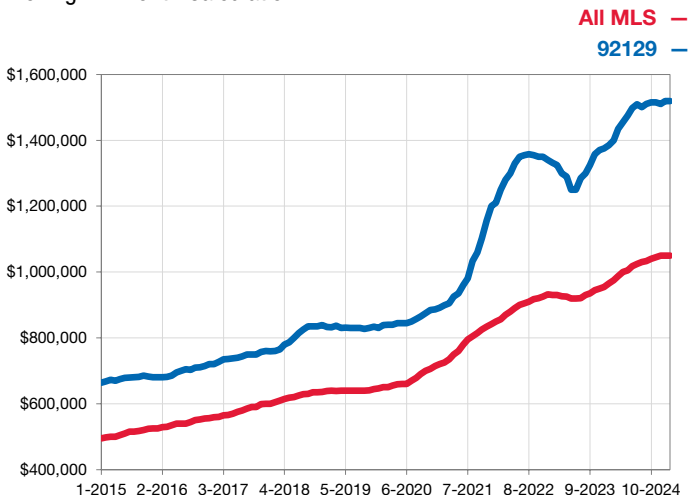
Townhouse-Condo

| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 14 | 16 | + 14.3% | 21 | 35 | + 66.7% |
| Pending Sales | 4 | 13 | + 225.0% | 12 | 23 | + 91.7% |
| Closed Sales | 7 | 10 | + 42.9% | 11 | 16 | + 45.5% |
| Median Sales Price* | \$965,000 | \$592,500 | - 38.6% | \$742,500 | \$597,500 | - 19.5% |
| Percent of Original List Price Received* | 106.1% | 99.7% | - 6.0% | 104.0% | 99.3% | - 4.5% |
| Days on Market Until Sale | 8 | 41 | + 412.5% | 17 | 48 | + 182.4% |
| Inventory of Homes for Sale | 9 | 21 | + 133.3% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 2.5 | + 108.3% | -- | -- | -- |

* 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

