

Local Market Update for March 2026

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

92129

Penasquitos

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	30	39	+ 30.0%	79	88	+ 11.4%
Pending Sales	24	27	+ 12.5%	48	60	+ 25.0%
Closed Sales	11	19	+ 72.7%	37	56	+ 51.4%
Median Sales Price*	\$1,485,000	\$1,365,000	- 8.1%	\$1,530,000	\$1,365,000	- 10.8%
Percent of Original List Price Received*	100.7%	105.0%	+ 4.3%	100.3%	100.5%	+ 0.2%
Days on Market Until Sale	29	25	- 13.8%	26	32	+ 23.1%
Inventory of Homes for Sale	32	29	- 9.4%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

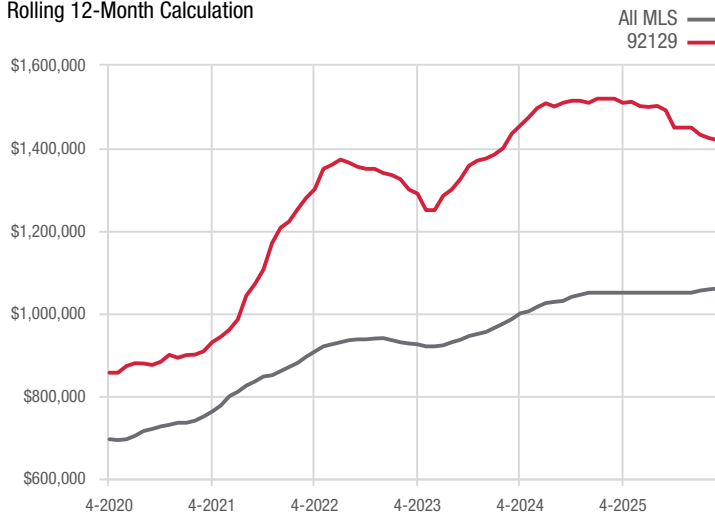
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	15	22	+ 46.7%	50	44	- 12.0%
Pending Sales	11	12	+ 9.1%	34	29	- 14.7%
Closed Sales	14	10	- 28.6%	32	19	- 40.6%
Median Sales Price*	\$712,500	\$591,500	- 17.0%	\$662,000	\$610,000	- 7.9%
Percent of Original List Price Received*	98.0%	98.5%	+ 0.5%	98.5%	98.2%	- 0.3%
Days on Market Until Sale	30	42	+ 40.0%	39	69	+ 76.9%
Inventory of Homes for Sale	20	28	+ 40.0%	—	—	—
Months Supply of Inventory	2.4	3.4	+ 41.7%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

