Local Market Update for May 2026

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

92129

Penasquitos

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	29	**39**	+ 34.5%	140	**164**	+ 17.1%
Pending Sales	20	**33**	+ 65.0%	96	**123**	+ 28.1%
Closed Sales	22	**28**	+ 27.3%	87	**108**	+ 24.1%
Median Sales Price*	$1,615,000	**$1,451,500**	- 10.1%	$1,550,000	**$1,426,500**	- 8.0%
Percent of Original List Price Received*	101.1%	**101.6%**	+ 0.5%	100.7%	**100.8%**	+ 0.1%
Days on Market Until Sale	19	**12**	- 36.8%	22	**24**	+ 9.1%
Inventory of Homes for Sale	35	**32**	- 8.6%	—	**—**	—
Months Supply of Inventory	1.8	**1.5**	- 16.7%	—	**—**	—

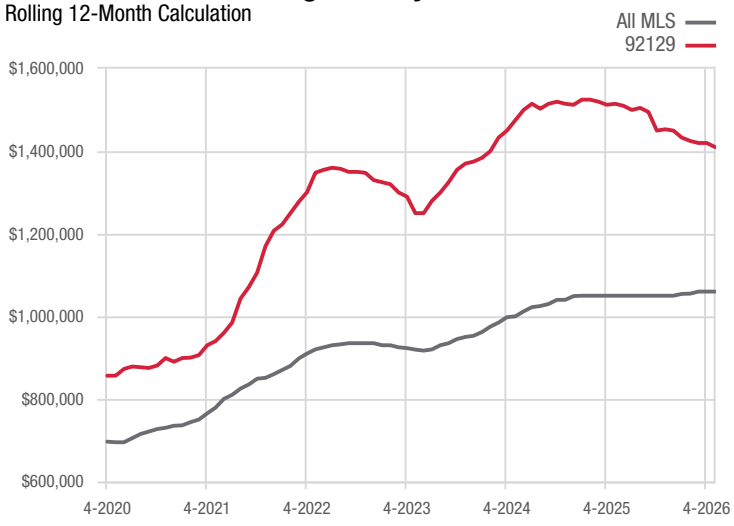
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	17	**16**	- 5.9%	89	**78**	- 12.4%
Pending Sales	7	**14**	+ 100.0%	46	**53**	+ 15.2%
Closed Sales	6	**12**	+ 100.0%	48	**43**	- 10.4%
Median Sales Price*	$679,000	**$598,500**	- 11.9%	$662,500	**$610,000**	- 7.9%
Percent of Original List Price Received*	97.9%	**97.3%**	- 0.6%	98.1%	**98.5%**	+ 0.4%
Days on Market Until Sale	31	**36**	+ 16.1%	39	**52**	+ 33.3%
Inventory of Homes for Sale	31	**30**	- 3.2%	—	**—**	—
Months Supply of Inventory	4.0	**3.3**	- 17.5%	—	**—**	—

* 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.

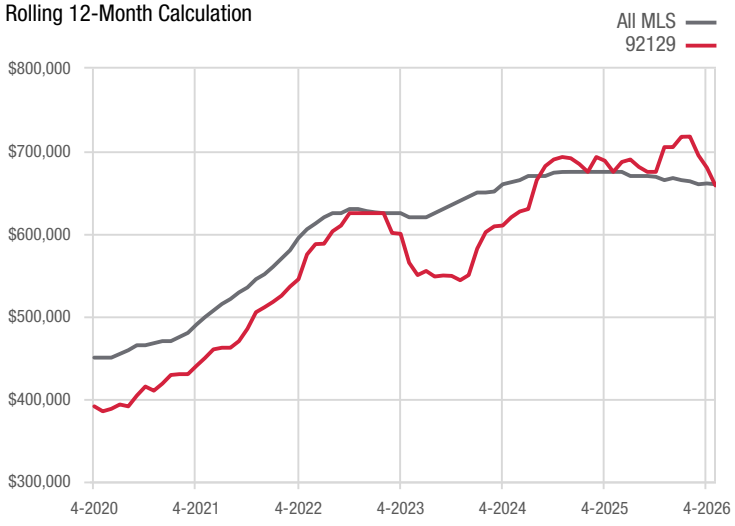
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of June 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.