Local Market Update for July 2026

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

92129

Penasquitos

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	32	**33**	+ 3.1%	205	**235**	+ 14.6%
Pending Sales	24	**27**	+ 12.5%	143	**173**	+ 21.0%
Closed Sales	25	**27**	+ 8.0%	138	**170**	+ 23.2%
Median Sales Price*	$1,532,500	**$1,415,000**	- 7.7%	$1,529,000	**$1,429,000**	- 6.5%
Percent of Original List Price Received*	98.8%	**98.2%**	- 0.6%	100.3%	**100.1%**	- 0.2%
Days on Market Until Sale	19	**28**	+ 47.4%	21	**24**	+ 14.3%
Inventory of Homes for Sale	38	**34**	- 10.5%	—	—	—
Months Supply of Inventory	1.9	**1.6**	- 15.8%	—	—	—

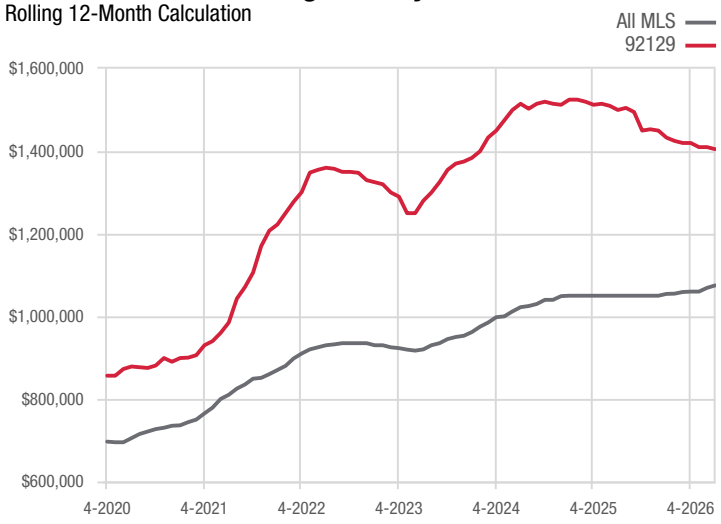
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	21	**14**	- 33.3%	128	**105**	- 18.0%
Pending Sales	11	**6**	- 45.5%	64	**68**	+ 6.3%
Closed Sales	6	**10**	+ 66.7%	58	**63**	+ 8.6%
Median Sales Price*	$660,000	**$841,693**	+ 27.5%	$662,500	**$610,000**	- 7.9%
Percent of Original List Price Received*	97.9%	**97.8%**	- 0.1%	98.0%	**98.4%**	+ 0.4%
Days on Market Until Sale	29	**51**	+ 75.9%	37	**52**	+ 40.5%
Inventory of Homes for Sale	39	**30**	- 23.1%	—	—	—
Months Supply of Inventory	4.9	**3.4**	- 30.6%	—	—	—

* 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.

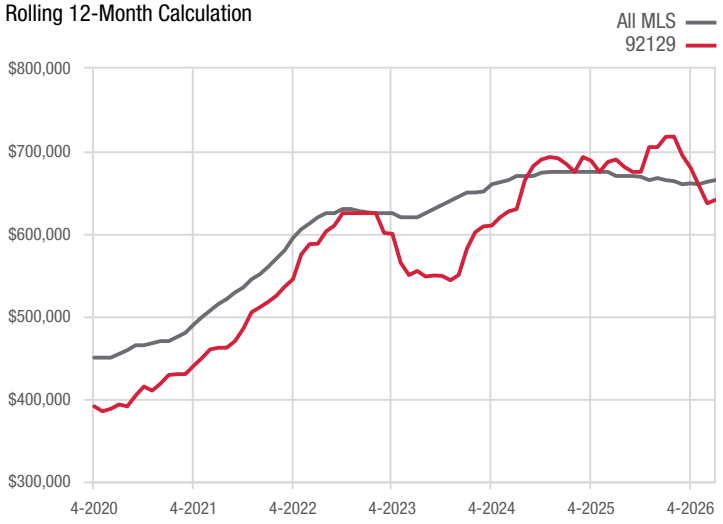
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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