Local Market Update for August 2026

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

92129

Penasquitos

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	23	**25**	+ 8.7%	227	**253**	+ 11.5%
Pending Sales	15	**17**	+ 13.3%	158	**190**	+ 20.3%
Closed Sales	20	**19**	- 5.0%	158	**190**	+ 20.3%
Median Sales Price*	$1,450,000	**$1,420,000**	- 2.1%	$1,525,000	**$1,426,500**	- 6.5%
Percent of Original List Price Received*	98.0%	**99.9%**	+ 1.9%	100.0%	**100.1%**	+ 0.1%
Days on Market Until Sale	41	**26**	- 36.6%	24	**24**	0.0%
Inventory of Homes for Sale	39	**33**	- 15.4%	—	—	—
Months Supply of Inventory	2.1	**1.5**	- 28.6%	—	—	—

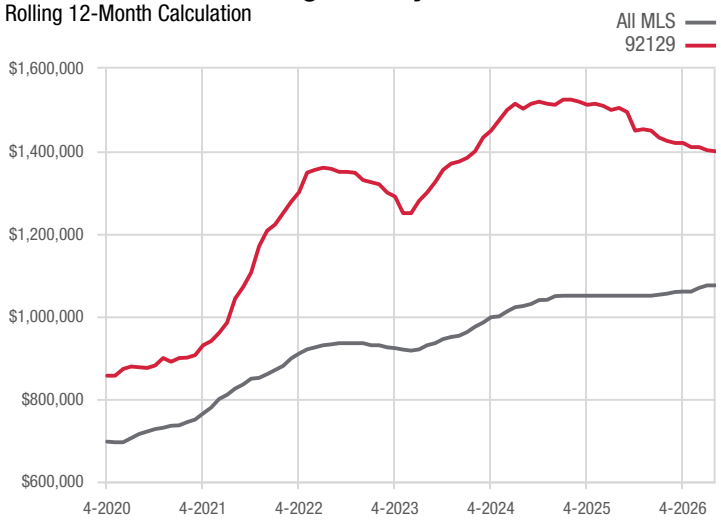
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	18	**18**	0.0%	142	**124**	- 12.7%
Pending Sales	6	**9**	+ 50.0%	70	**77**	+ 10.0%
Closed Sales	8	**4**	- 50.0%	66	**67**	+ 1.5%
Median Sales Price*	$679,000	**$867,191**	+ 27.7%	$662,500	**$612,000**	- 7.6%
Percent of Original List Price Received*	98.5%	**99.1%**	+ 0.6%	98.0%	**98.5%**	+ 0.5%
Days on Market Until Sale	34	**35**	+ 2.9%	37	**51**	+ 37.8%
Inventory of Homes for Sale	39	**31**	- 20.5%	—	—	—
Months Supply of Inventory	5.1	**3.4**	- 33.3%	—	—	—

* 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.

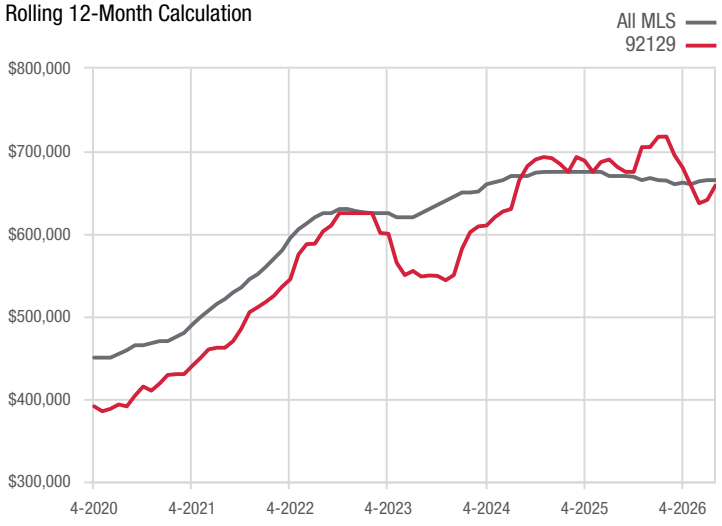
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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