

Local Market Update for September 2026

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

92129

Penasquitos

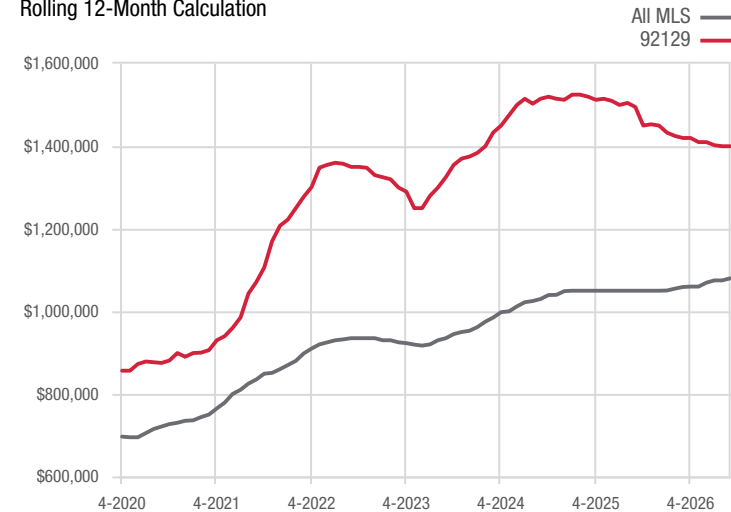
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	36	21	- 41.7%	263	271	+ 3.0%
Pending Sales	20	10	- 50.0%	178	199	+ 11.8%
Closed Sales	15	19	+ 26.7%	173	211	+ 22.0%
Median Sales Price*	\$1,315,000	\$1,480,000	+ 12.5%	\$1,515,000	\$1,425,000	- 5.9%
Percent of Original List Price Received*	95.2%	96.7%	+ 1.6%	99.6%	99.7%	+ 0.1%
Days on Market Until Sale	64	31	- 51.6%	27	25	- 7.4%
Inventory of Homes for Sale	45	33	- 26.7%	—	—	—
Months Supply of Inventory	2.4	1.6	- 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.

Attached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	13	9	- 30.8%	155	131	- 15.5%
Pending Sales	9	7	- 22.2%	79	82	+ 3.8%
Closed Sales	8	10	+ 25.0%	74	78	+ 5.4%
Median Sales Price*	\$655,000	\$645,000	- 1.5%	\$662,500	\$621,000	- 6.3%
Percent of Original List Price Received*	97.5%	98.8%	+ 1.3%	98.0%	98.5%	+ 0.5%
Days on Market Until Sale	30	40	+ 33.3%	36	49	+ 36.1%
Inventory of Homes for Sale	36	30	- 16.7%	—	—	—
Months Supply of Inventory	4.6	3.5	- 23.9%	—	—	—

* 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

