Local Market Update for October 2026

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

92129

Penasquitos

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	28	**18**	- 35.7%	291	**290**	- 0.3%
Pending Sales	23	**15**	- 34.8%	201	**216**	+ 7.5%
Closed Sales	21	**9**	- 57.1%	194	**221**	+ 13.9%
Median Sales Price*	$1,339,000	**$1,440,000**	+ 7.5%	$1,490,000	**$1,428,000**	- 4.2%
Percent of Original List Price Received*	97.0%	**99.4%**	+ 2.5%	99.3%	**99.7%**	+ 0.4%
Days on Market Until Sale	26	**24**	- 7.7%	27	**25**	- 7.4%
Inventory of Homes for Sale	38	**25**	- 34.2%	—	—	—
Months Supply of Inventory	2.0	**1.2**	- 40.0%	—	—	—

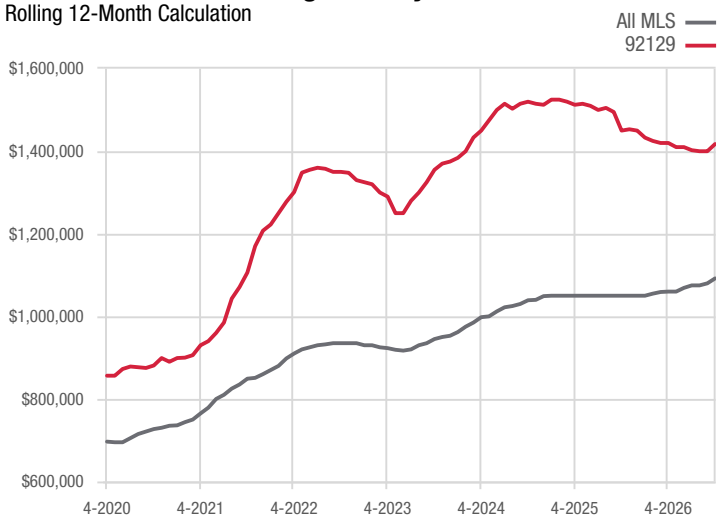
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**6**	- 62.5%	170	**133**	- 21.8%
Pending Sales	14	**4**	- 71.4%	93	**87**	- 6.5%
Closed Sales	12	**6**	- 50.0%	86	**84**	- 2.3%
Median Sales Price*	$789,928	**$577,000**	- 27.0%	$687,500	**$611,000**	- 11.1%
Percent of Original List Price Received*	94.2%	**96.4%**	+ 2.3%	97.5%	**98.3%**	+ 0.8%
Days on Market Until Sale	54	**66**	+ 22.2%	38	**51**	+ 34.2%
Inventory of Homes for Sale	28	**22**	- 21.4%	—	—	—
Months Supply of Inventory	3.2	**2.8**	- 12.5%	—	—	—

* 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.

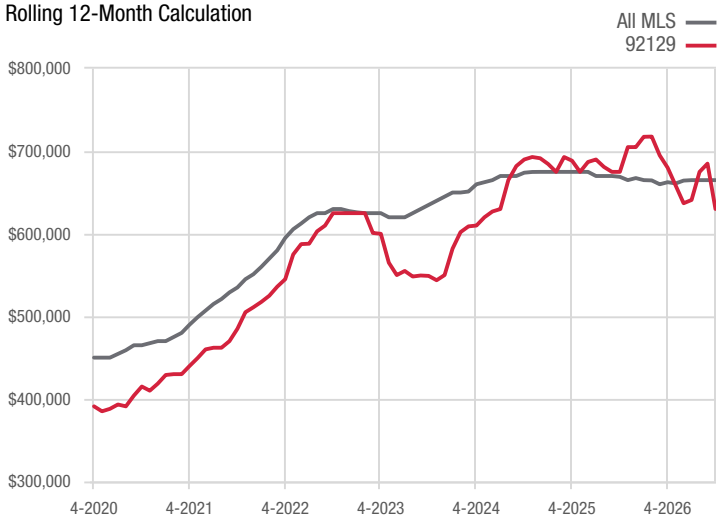
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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