

# Local Market Update for February 2026

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

## 92129

Penasquitos

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	23	<b>29</b>	+ 26.1%	49	<b>48</b>	- 2.0%
Pending Sales	12	<b>17</b>	+ 41.7%	24	<b>31</b>	+ 29.2%
Closed Sales	12	<b>15</b>	+ 25.0%	26	<b>37</b>	+ 42.3%
Median Sales Price*	\$1,539,500	<b>\$1,350,000</b>	- 12.3%	\$1,550,000	<b>\$1,350,000</b>	- 12.9%
Percent of Original List Price Received*	101.4%	<b>101.4%</b>	0.0%	100.1%	<b>98.3%</b>	- 1.8%
Days on Market Until Sale	29	<b>25</b>	- 13.8%	24	<b>35</b>	+ 45.8%
Inventory of Homes for Sale	31	<b>28</b>	- 9.7%	—	—	—
Months Supply of Inventory	1.5	<b>1.4</b>	- 6.7%	—	—	—

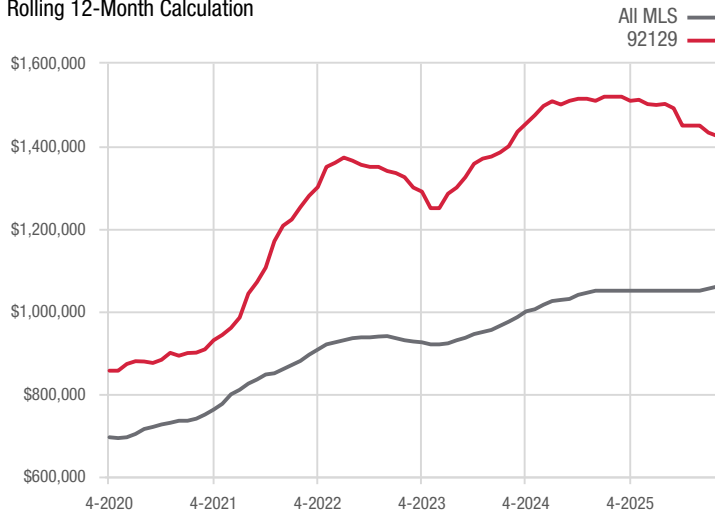
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	16	<b>12</b>	- 25.0%	35	<b>19</b>	- 45.7%
Pending Sales	13	<b>8</b>	- 38.5%	23	<b>16</b>	- 30.4%
Closed Sales	12	<b>4</b>	- 66.7%	18	<b>8</b>	- 55.6%
Median Sales Price*	\$680,000	<b>\$892,500</b>	+ 31.3%	\$612,500	<b>\$865,450</b>	+ 41.3%
Percent of Original List Price Received*	99.1%	<b>99.8%</b>	+ 0.7%	98.9%	<b>97.7%</b>	- 1.2%
Days on Market Until Sale	39	<b>77</b>	+ 97.4%	46	<b>105</b>	+ 128.3%
Inventory of Homes for Sale	22	<b>19</b>	- 13.6%	—	—	—
Months Supply of Inventory	2.7	<b>2.4</b>	- 11.1%	—	—	—

\* 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

