

Local Market Update for May 2025

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

92129

Penasquitos

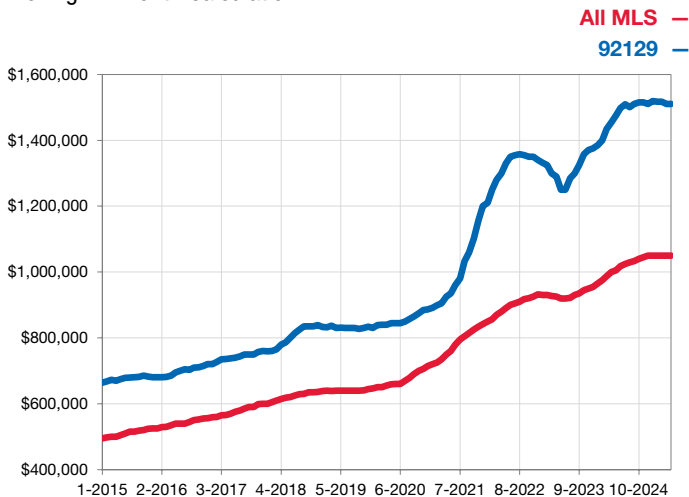
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	43	29	- 32.6%	143	144	+ 0.7%
Pending Sales	30	20	- 33.3%	110	99	- 10.0%
Closed Sales	25	22	- 12.0%	91	89	- 2.2%
Median Sales Price*	\$1,550,000	\$1,627,500	+ 5.0%	\$1,550,000	\$1,550,000	0.0%
Percent of Original List Price Received*	104.8%	100.4%	- 4.2%	106.0%	100.3%	- 5.4%
Days on Market Until Sale	17	23	+ 35.3%	14	22	+ 57.1%
Inventory of Homes for Sale	31	34	+ 9.7%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	12	14	+ 16.7%	52	85	+ 63.5%
Pending Sales	8	7	- 12.5%	40	46	+ 15.0%
Closed Sales	12	5	- 58.3%	38	47	+ 23.7%
Median Sales Price*	\$870,500	\$650,000	- 25.3%	\$732,120	\$650,000	- 11.2%
Percent of Original List Price Received*	105.0%	98.2%	- 6.5%	104.6%	98.1%	- 6.2%
Days on Market Until Sale	11	29	+ 163.6%	13	39	+ 200.0%
Inventory of Homes for Sale	9	23	+ 155.6%	--	--	--
Months Supply of Inventory	1.2	2.9	+ 141.7%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

