

Local Market Update for September 2025

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

92129

Penasquitos

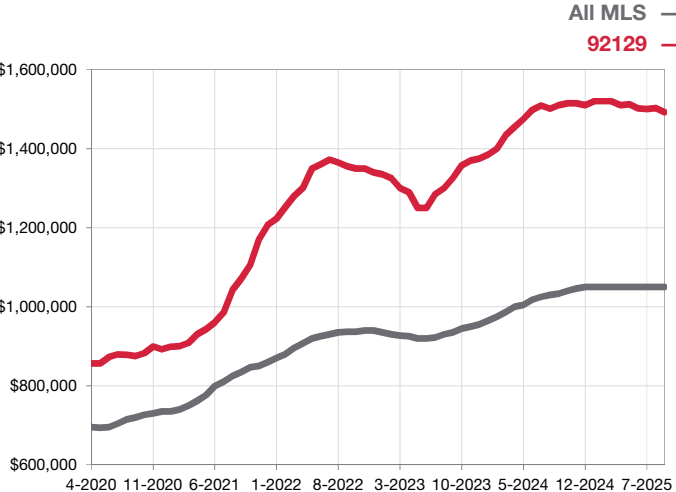
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	36	36	0.0%	234	269	+ 15.0%
Pending Sales	22	22	0.0%	204	183	- 10.3%
Closed Sales	22	16	- 27.3%	192	176	- 8.3%
Median Sales Price*	\$1,512,500	\$1,345,000	- 11.1%	\$1,525,000	\$1,510,000	- 1.0%
Percent of Original List Price Received*	98.3%	95.0%	- 3.4%	103.1%	99.4%	- 3.6%
Days on Market Until Sale	18	62	+ 244.4%	16	28	+ 75.0%
Inventory of Homes for Sale	26	43	+ 65.4%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--

* 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	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	8	12	+ 50.0%	87	152	+ 74.7%
Pending Sales	7	8	+ 14.3%	74	78	+ 5.4%
Closed Sales	11	8	- 27.3%	73	74	+ 1.4%
Median Sales Price*	\$687,000	\$655,000	- 4.7%	\$690,000	\$662,500	- 4.0%
Percent of Original List Price Received*	97.4%	97.5%	+ 0.1%	102.1%	98.0%	- 4.0%
Days on Market Until Sale	32	30	- 6.3%	19	36	+ 89.5%
Inventory of Homes for Sale	12	37	+ 208.3%	--	--	--
Months Supply of Inventory	1.6	4.8	+ 200.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

