

Local Market Update for December 2025

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

92129

Penasquitos

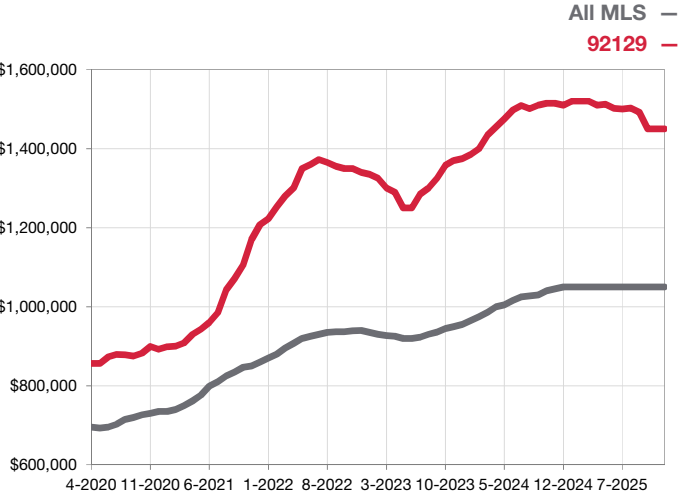
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	13	15	+ 15.4%	318	324	+ 1.9%
Pending Sales	16	21	+ 31.3%	256	240	- 6.3%
Closed Sales	21	15	- 28.6%	251	231	- 8.0%
Median Sales Price*	\$1,385,000	\$1,290,000	- 6.9%	\$1,510,000	\$1,450,000	- 4.0%
Percent of Original List Price Received*	97.8%	96.1%	- 1.7%	102.0%	98.7%	- 3.2%
Days on Market Until Sale	29	46	+ 58.6%	17	29	+ 70.6%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	12	+ 100.0%	132	189	+ 43.2%
Pending Sales	8	7	- 12.5%	88	104	+ 18.2%
Closed Sales	4	6	+ 50.0%	86	101	+ 17.4%
Median Sales Price*	\$840,000	\$791,500	- 5.8%	\$691,500	\$700,000	+ 1.2%
Percent of Original List Price Received*	96.6%	97.0%	+ 0.4%	101.2%	97.3%	- 3.9%
Days on Market Until Sale	37	97	+ 162.2%	22	40	+ 81.8%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

* 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

