

Local Market Update for July 2025

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

92129

Penasquitos

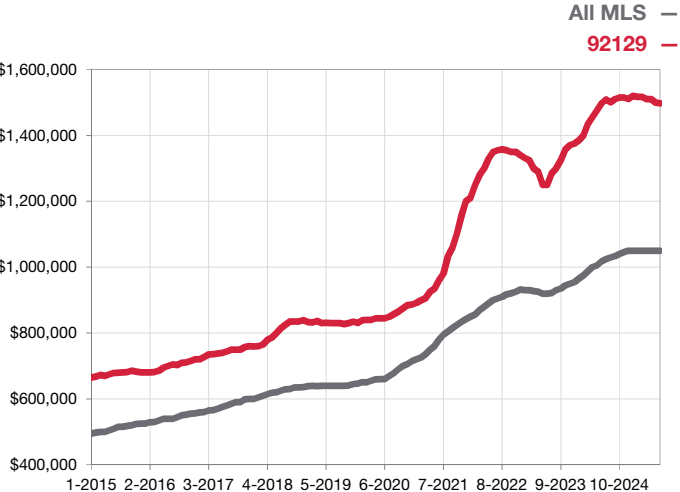
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	32	34	+ 6.3%	207	211	+ 1.9%
Pending Sales	21	25	+ 19.0%	159	148	- 6.9%
Closed Sales	27	25	- 7.4%	146	142	- 2.7%
Median Sales Price*	\$1,550,000	\$1,532,500	- 1.1%	\$1,557,500	\$1,525,000	- 2.1%
Percent of Original List Price Received*	101.3%	98.8%	- 2.5%	104.5%	100.1%	- 4.2%
Days on Market Until Sale	18	19	+ 5.6%	15	22	+ 46.7%
Inventory of Homes for Sale	31	40	+ 29.0%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	18	20	+ 11.1%	93	122	+ 31.2%
Pending Sales	11	11	0.0%	57	63	+ 10.5%
Closed Sales	6	5	- 16.7%	51	57	+ 11.8%
Median Sales Price*	\$636,500	\$600,000	- 5.7%	\$682,000	\$650,000	- 4.7%
Percent of Original List Price Received*	100.0%	97.2%	- 2.8%	103.6%	97.9%	- 5.5%
Days on Market Until Sale	20	35	+ 75.0%	16	38	+ 137.5%
Inventory of Homes for Sale	28	35	+ 25.0%	--	--	--
Months Supply of Inventory	3.9	4.5	+ 15.4%	--	--	--

* 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

