

Local Market Update for January 2026

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

92129

Penasquitos

Detached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	26	19	- 26.9%	26	19	- 26.9%
Pending Sales	12	13	+ 8.3%	12	13	+ 8.3%
Closed Sales	14	22	+ 57.1%	14	22	+ 57.1%
Median Sales Price*	\$1,550,000	\$1,355,000	- 12.6%	\$1,550,000	\$1,355,000	- 12.6%
Percent of Original List Price Received*	99.0%	96.2%	- 2.8%	99.0%	96.2%	- 2.8%
Days on Market Until Sale	20	42	+ 110.0%	20	42	+ 110.0%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	1.1	1.0	- 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.

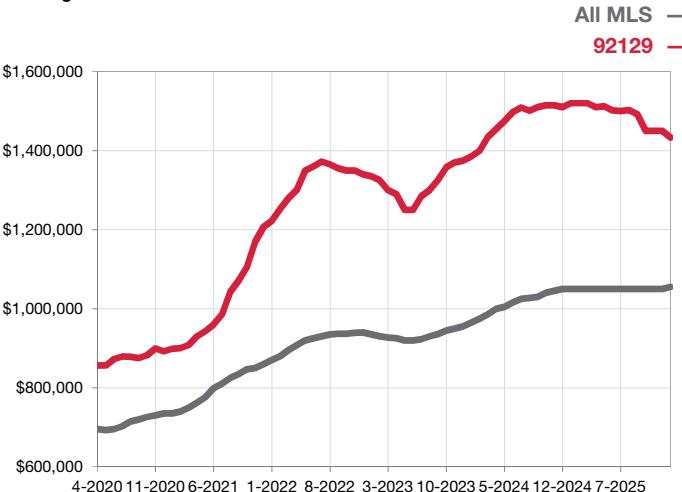
Attached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	19	6	- 68.4%	19	6	- 68.4%
Pending Sales	10	7	- 30.0%	10	7	- 30.0%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$610,000	\$762,950	+ 25.1%	\$610,000	\$762,950	+ 25.1%
Percent of Original List Price Received*	98.6%	95.6%	- 3.0%	98.6%	95.6%	- 3.0%
Days on Market Until Sale	59	134	+ 127.1%	59	134	+ 127.1%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	2.8	2.1	- 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

