

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		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	5	5	0.0%	318	293	- 7.9%
Pending Sales	16	22	+ 37.5%	256	241	- 5.9%
Closed Sales	21	14	- 33.3%	251	230	- 8.4%
Median Sales Price*	\$1,385,000	\$1,295,000	- 6.5%	\$1,510,000	\$1,450,000	- 4.0%
Percent of Original List Price Received*	97.8%	95.9%	- 1.9%	102.0%	98.7%	- 3.2%
Days on Market Until Sale	29	47	+ 62.1%	17	29	+ 70.6%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

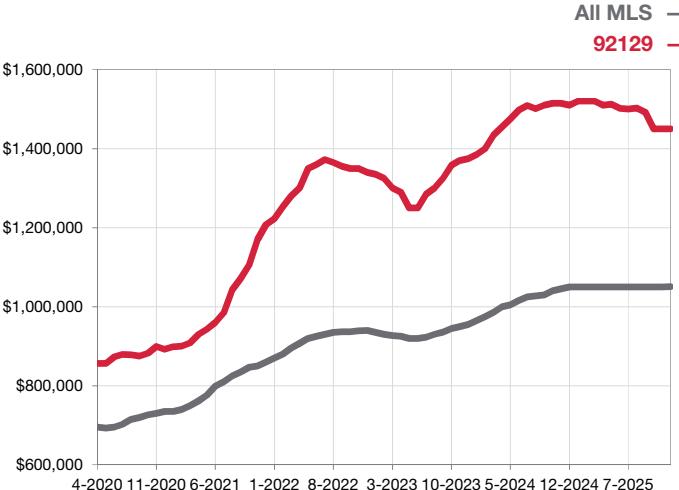
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	6	0.0%	132	168	+ 27.3%
Pending Sales	8	7	- 12.5%	88	104	+ 18.2%
Closed Sales	4	5	+ 25.0%	86	99	+ 15.1%
Median Sales Price*	\$840,000	\$685,000	- 18.5%	\$691,500	\$685,000	- 0.9%
Percent of Original List Price Received*	96.6%	98.0%	+ 1.4%	101.2%	97.3%	- 3.9%
Days on Market Until Sale	37	95	+ 156.8%	22	40	+ 81.8%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--

* 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

