

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92129 - Rancho Penasquitos

North San Diego County

Detached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	26	21	- 19.2%	345	330	- 4.3%
Pending Sales	12	15	+ 25.0%	254	245	- 3.5%
Closed Sales	14	22	+ 57.1%	256	242	- 5.5%
Days on Market Until Sale	18	42	+ 133.3%	15	25	+ 66.7%
Median Sales Price*	\$1,550,000	\$1,355,000	- 12.6%	\$1,517,500	\$1,430,900	- 5.7%
Average Sales Price*	\$1,415,064	\$1,446,216	+ 2.2%	\$1,549,781	\$1,498,805	- 3.3%
Percent of Original List Price Received*	99.0%	96.2%	- 2.8%	101.7%	98.3%	- 3.3%
Percent of List Price Received*	99.3%	97.6%	- 1.7%	102.3%	99.6%	- 2.6%
Inventory of Homes for Sale	27	20	- 25.9%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--

* 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.

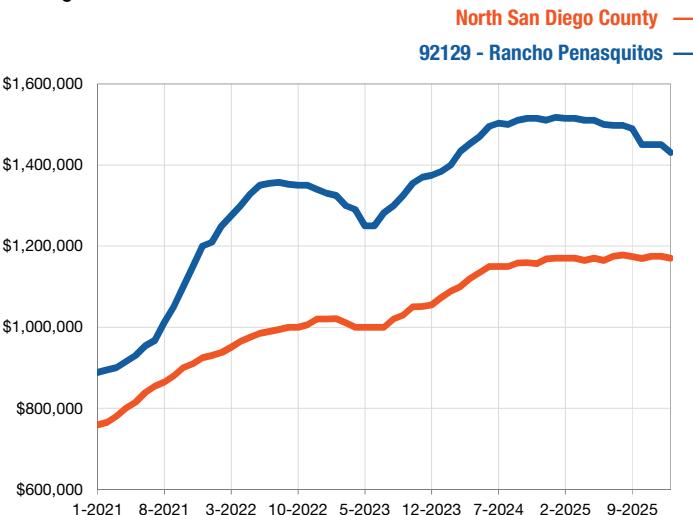
Attached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	20	6	- 70.0%	156	171	+ 9.6%
Pending Sales	10	6	- 40.0%	89	98	+ 10.1%
Closed Sales	6	4	- 33.3%	87	100	+ 14.9%
Days on Market Until Sale	34	68	+ 100.0%	17	36	+ 111.8%
Median Sales Price*	\$610,000	\$762,950	+ 25.1%	\$687,000	\$712,750	+ 3.7%
Average Sales Price*	\$603,167	\$822,725	+ 36.4%	\$779,512	\$743,557	- 4.6%
Percent of Original List Price Received*	98.6%	95.6%	- 3.0%	101.2%	97.1%	- 4.1%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	101.8%	99.2%	- 2.6%
Inventory of Homes for Sale	29	16	- 44.8%	--	--	--
Months Supply of Inventory	3.9	2.0	- 48.7%	--	--	--

* 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 – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

