

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92129 - Rancho Penasquitos

North San Diego County

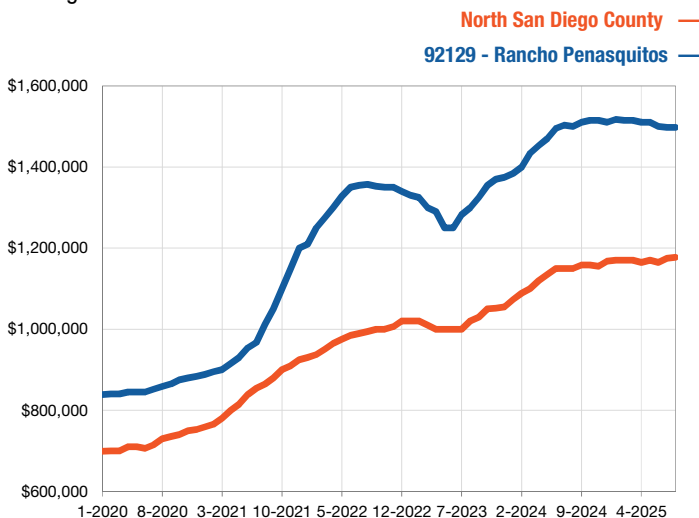
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	38	25	- 34.2%	290	330	+ 13.8%
Pending Sales	23	15	- 34.8%	228	239	+ 4.8%
Closed Sales	24	20	- 16.7%	231	244	+ 5.6%
Days on Market Until Sale	15	21	+ 40.0%	13	19	+ 46.2%
Median Sales Price*	\$1,431,000	\$1,450,000	+ 1.3%	\$1,500,000	\$1,497,500	- 0.2%
Average Sales Price*	\$1,476,471	\$1,508,323	+ 2.2%	\$1,536,507	\$1,523,156	- 0.9%
Percent of Original List Price Received*	99.4%	98.0%	- 1.4%	102.9%	99.3%	- 3.5%
Percent of List Price Received*	100.3%	99.2%	- 1.1%	103.3%	100.2%	- 3.0%
Inventory of Homes for Sale	45	43	- 4.4%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

* 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	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	13	16	+ 23.1%	134	175	+ 30.6%
Pending Sales	10	7	- 30.0%	87	91	+ 4.6%
Closed Sales	11	8	- 27.3%	85	89	+ 4.7%
Days on Market Until Sale	16	32	+ 100.0%	14	29	+ 107.1%
Median Sales Price*	\$704,000	\$679,000	- 3.6%	\$670,000	\$687,000	+ 2.5%
Average Sales Price*	\$776,182	\$716,375	- 7.7%	\$774,817	\$732,835	- 5.4%
Percent of Original List Price Received*	99.4%	98.5%	- 0.9%	101.6%	97.8%	- 3.7%
Percent of List Price Received*	100.6%	99.4%	- 1.2%	102.0%	99.1%	- 2.8%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	4.3	4.4	+ 2.3%	--	--	--

* 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

