Local Market Update for October 2025

Provided by the North San Diego County REALTORS®.



92129 - Rancho Penasquitos

North San Diego County

Detached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	27	30	+ 11.1%	319	338	+ 6.0%	
Pending Sales	19	23	+ 21.1%	237	241	+ 1.7%	
Closed Sales	27	22	- 18.5%	241	233	- 3.3%	
Days on Market Until Sale	15	27	+ 80.0%	13	22	+ 69.2%	
Median Sales Price*	\$1,549,000	\$1,344,500	- 13.2%	\$1,515,000	\$1,450,000	- 4.3%	
Average Sales Price*	\$1,574,964	\$1,405,606	- 10.8%	\$1,561,466	\$1,499,634	- 4.0%	
Percent of Original List Price Received*	98.5%	96.8%	- 1.7%	102.4%	98.9%	- 3.4%	
Percent of List Price Received*	99.8%	98.5%	- 1.3%	102.9%	99.9%	- 2.9%	
Inventory of Homes for Sale	38	38	0.0%				
Months Supply of Inventory	1.9	1.9	0.0%				

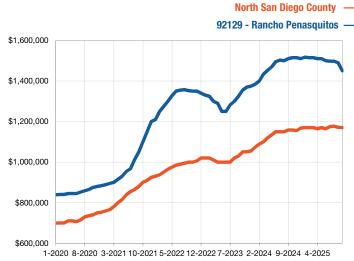
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	13	14	+ 7.7%	137	179	+ 30.7%	
Pending Sales	3	13	+ 333.3%	87	102	+ 17.2%	
Closed Sales	6	12	+ 100.0%	92	92	0.0%	
Days on Market Until Sale	28	42	+ 50.0%	17	31	+ 82.4%	
Median Sales Price*	\$770,000	\$789,928	+ 2.6%	\$691,500	\$687,500	- 0.6%	
Average Sales Price*	\$824,167	\$751,926	- 8.8%	\$777,135	\$731,742	- 5.8%	
Percent of Original List Price Received*	94.4%	94.2%	- 0.2%	100.9%	97.6%	- 3.3%	
Percent of List Price Received*	95.1%	97.7%	+ 2.7%	101.5%	99.1%	- 2.4%	
Inventory of Homes for Sale	34	25	- 26.5%				
Months Supply of Inventory	4.7	2.9	- 38.3%				

^{*} 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

