

Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

92129 - Rancho Penasquitos

North San Diego County

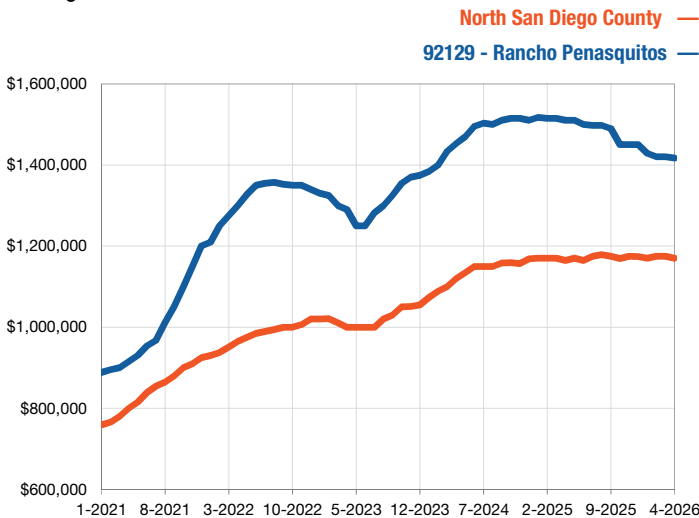
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	34	41	+ 20.6%	351	371	+ 5.7%
Pending Sales	29	32	+ 10.3%	256	263	+ 2.7%
Closed Sales	29	29	0.0%	253	258	+ 2.0%
Days on Market Until Sale	14	17	+ 21.4%	17	25	+ 47.1%
Median Sales Price*	\$1,565,000	\$1,465,000	- 6.4%	\$1,510,000	\$1,417,500	- 6.1%
Average Sales Price*	\$1,632,545	\$1,367,052	- 16.3%	\$1,537,616	\$1,451,109	- 5.6%
Percent of Original List Price Received*	100.6%	100.9%	+ 0.3%	100.4%	98.9%	- 1.5%
Percent of List Price Received*	101.2%	101.4%	+ 0.2%	101.1%	99.9%	- 1.2%
Inventory of Homes for Sale	35	44	+ 25.7%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 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.

Attached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	21	11	- 47.6%	175	150	- 14.3%
Pending Sales	5	7	+ 40.0%	94	90	- 4.3%
Closed Sales	10	8	- 20.0%	101	83	- 17.8%
Days on Market Until Sale	42	38	- 9.5%	24	39	+ 62.5%
Median Sales Price*	\$670,000	\$789,634	+ 17.9%	\$690,000	\$710,000	+ 2.9%
Average Sales Price*	\$741,000	\$811,145	+ 9.5%	\$756,800	\$745,491	- 1.5%
Percent of Original List Price Received*	96.9%	100.2%	+ 3.4%	99.2%	97.2%	- 2.0%
Percent of List Price Received*	98.6%	100.9%	+ 2.3%	100.3%	99.2%	- 1.1%
Inventory of Homes for Sale	39	18	- 53.8%	--	--	--
Months Supply of Inventory	5.0	2.4	- 52.0%	--	--	--

* 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 – Detached Single-Family
 Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation

