

Local Market Update for February 2026

Provided by the North San Diego County REALTORS®.

92129 - Rancho Penasquitos

North San Diego County

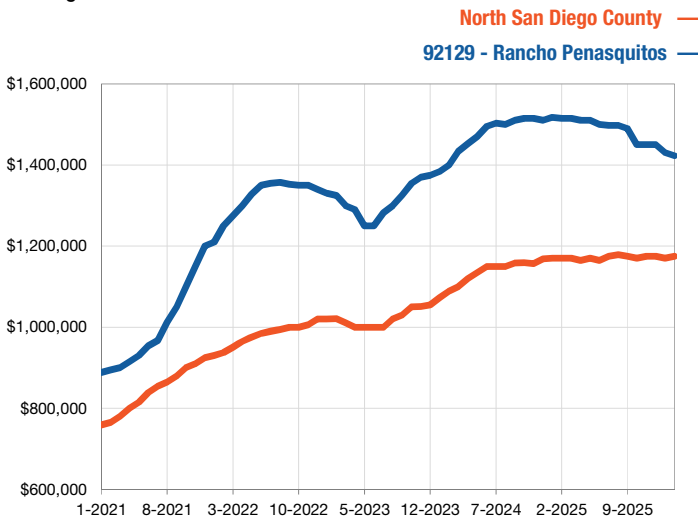
Detached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	24	31	+ 29.2%	350	337	- 3.7%
Pending Sales	13	19	+ 46.2%	256	251	- 2.0%
Closed Sales	13	17	+ 30.8%	253	246	- 2.8%
Days on Market Until Sale	22	26	+ 18.2%	15	25	+ 66.7%
Median Sales Price*	\$1,529,000	\$1,349,900	- 11.7%	\$1,515,000	\$1,422,500	- 6.1%
Average Sales Price*	\$1,569,608	\$1,327,700	- 15.4%	\$1,546,605	\$1,483,239	- 4.1%
Percent of Original List Price Received*	100.7%	101.2%	+ 0.5%	101.3%	98.4%	- 2.9%
Percent of List Price Received*	101.4%	100.7%	- 0.7%	102.0%	99.6%	- 2.4%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

* 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	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	16	12	- 25.0%	158	168	+ 6.3%
Pending Sales	13	8	- 38.5%	98	94	- 4.1%
Closed Sales	12	3	- 75.0%	92	91	- 1.1%
Days on Market Until Sale	24	25	+ 4.2%	18	37	+ 105.6%
Median Sales Price*	\$680,000	\$985,000	+ 44.9%	\$678,500	\$718,000	+ 5.8%
Average Sales Price*	\$724,917	\$923,333	+ 27.4%	\$760,343	\$751,942	- 1.1%
Percent of Original List Price Received*	99.1%	99.1%	0.0%	100.5%	97.0%	- 3.5%
Percent of List Price Received*	100.2%	98.1%	- 2.1%	101.3%	99.0%	- 2.3%
Inventory of Homes for Sale	31	18	- 41.9%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--

* 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 – Detached Single-Family
 Rolling 12-Month Calculation



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

