

# Local Market Update for July 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92127

Rancho Bernardo West

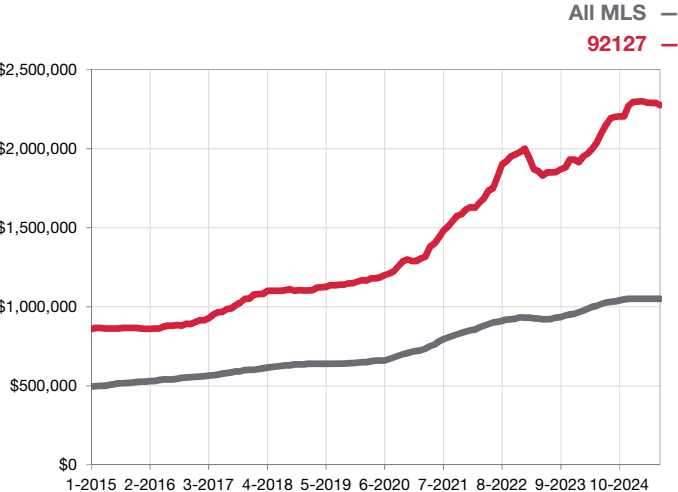
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	43	45	+ 4.7%	249	292	+ 17.3%
Pending Sales	27	17	- 37.0%	179	166	- 7.3%
Closed Sales	24	21	- 12.5%	164	171	+ 4.3%
Median Sales Price*	\$2,277,500	\$2,000,000	- 12.2%	\$2,213,410	\$2,210,000	- 0.2%
Percent of Original List Price Received*	99.0%	97.4%	- 1.6%	100.0%	98.1%	- 1.9%
Days on Market Until Sale	30	32	+ 6.7%	27	39	+ 44.4%
Inventory of Homes for Sale	55	80	+ 45.5%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	24	23	- 4.2%	135	163	+ 20.7%
Pending Sales	15	12	- 20.0%	100	64	- 36.0%
Closed Sales	14	8	- 42.9%	95	57	- 40.0%
Median Sales Price*	\$994,500	\$764,250	- 23.2%	\$870,000	\$800,000	- 8.0%
Percent of Original List Price Received*	98.8%	97.5%	- 1.3%	101.2%	98.5%	- 2.7%
Days on Market Until Sale	31	30	- 3.2%	19	26	+ 36.8%
Inventory of Homes for Sale	24	41	+ 70.8%	--	--	--
Months Supply of Inventory	2.0	4.5	+ 125.0%	--	--	--

\* 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 – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

