

Local Market Update for November 2025

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

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Rancho Bernardo West

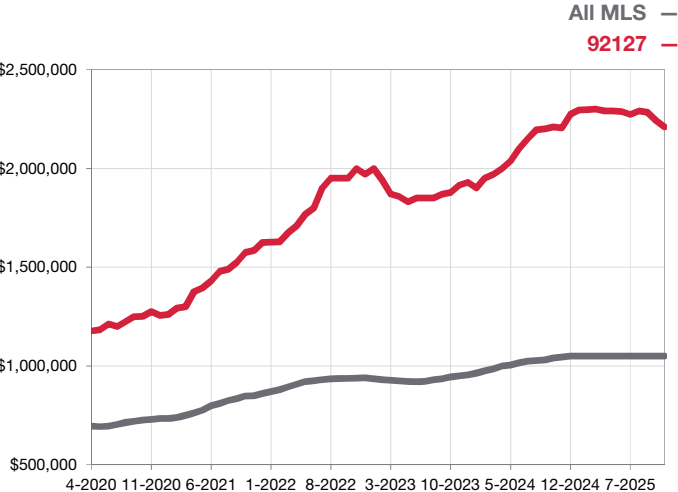
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	17	17	0.0%	355	390	+ 9.9%
Pending Sales	18	13	- 27.8%	269	232	- 13.8%
Closed Sales	20	9	- 55.0%	258	238	- 7.8%
Median Sales Price*	\$2,320,000	\$1,850,000	- 20.3%	\$2,232,500	\$2,167,500	- 2.9%
Percent of Original List Price Received*	97.1%	93.6%	- 3.6%	99.1%	97.0%	- 2.1%
Days on Market Until Sale	30	67	+ 123.3%	27	41	+ 51.9%
Inventory of Homes for Sale	40	48	+ 20.0%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

* 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	11	6	- 45.5%	189	227	+ 20.1%
Pending Sales	8	9	+ 12.5%	143	105	- 26.6%
Closed Sales	12	8	- 33.3%	140	98	- 30.0%
Median Sales Price*	\$701,282	\$990,000	+ 41.2%	\$840,000	\$820,000	- 2.4%
Percent of Original List Price Received*	95.3%	97.5%	+ 2.3%	99.8%	98.2%	- 1.6%
Days on Market Until Sale	32	48	+ 50.0%	27	28	+ 3.7%
Inventory of Homes for Sale	20	31	+ 55.0%	--	--	--
Months Supply of Inventory	1.6	3.4	+ 112.5%	--	--	--

* 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 – Single Family
Rolling 12-Month Calculation



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

