

Local Market Update for February 2025

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

92127

Rancho Bernardo West

Single Family

| Key Metrics | February | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 28 | 33 | + 17.9% | 49 | 64 | + 30.6% |
| Pending Sales | 20 | 25 | + 25.0% | 40 | 41 | + 2.5% |
| Closed Sales | 17 | 16 | - 5.9% | 32 | 43 | + 34.4% |
| Median Sales Price* | \$1,950,000 | \$2,180,250 | + 11.8% | \$1,920,000 | \$2,288,000 | + 19.2% |
| Percent of Original List Price Received* | 99.5% | 100.5% | + 1.0% | 98.7% | 98.4% | - 0.3% |
| Days on Market Until Sale | 25 | 37 | + 48.0% | 28 | 41 | + 46.4% |
| Inventory of Homes for Sale | 30 | 43 | + 43.3% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.8 | + 38.5% | -- | -- | -- |

* 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.

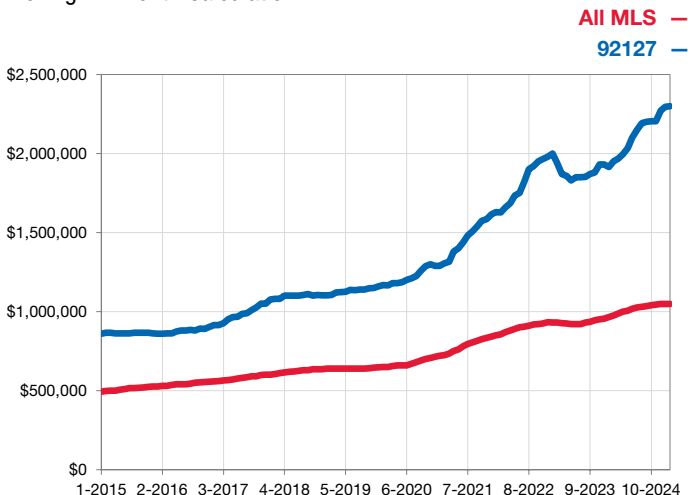
Townhouse-Condo

| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 21 | 20 | - 4.8% | 39 | 42 | + 7.7% |
| Pending Sales | 14 | 7 | - 50.0% | 24 | 16 | - 33.3% |
| Closed Sales | 11 | 11 | 0.0% | 17 | 16 | - 5.9% |
| Median Sales Price* | \$650,000 | \$739,000 | + 13.7% | \$705,000 | \$644,000 | - 8.7% |
| Percent of Original List Price Received* | 101.1% | 99.2% | - 1.9% | 99.3% | 100.0% | + 0.7% |
| Days on Market Until Sale | 19 | 27 | + 42.1% | 25 | 25 | 0.0% |
| Inventory of Homes for Sale | 18 | 28 | + 55.6% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 2.4 | + 60.0% | -- | -- | -- |

* 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

