

# Local Market Update for April 2025

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

## 92127

Rancho Bernardo West

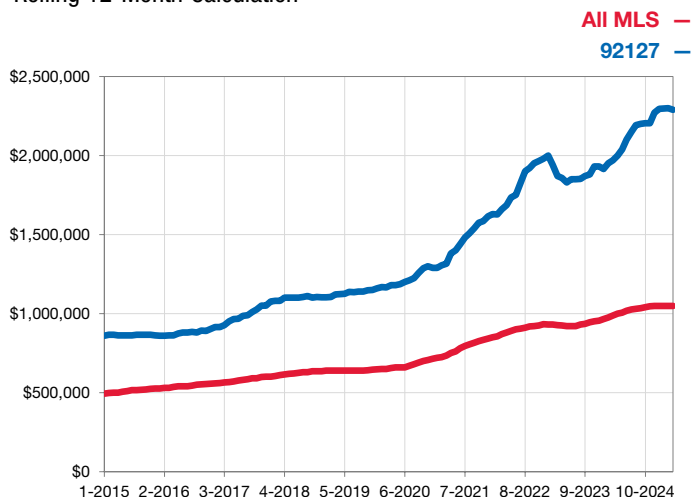
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	48	41	- 14.6%	133	155	+ 16.5%
Pending Sales	19	20	+ 5.3%	90	92	+ 2.2%
Closed Sales	25	33	+ 32.0%	80	97	+ 21.3%
Median Sales Price*	\$2,255,000	\$1,880,000	- 16.6%	\$2,125,000	\$2,250,000	+ 5.9%
Percent of Original List Price Received*	103.4%	98.0%	- 5.2%	100.7%	98.4%	- 2.3%
Days on Market Until Sale	17	35	+ 105.9%	28	36	+ 28.6%
Inventory of Homes for Sale	57	67	+ 17.5%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	24	17	- 29.2%	76	88	+ 15.8%
Pending Sales	22	17	- 22.7%	60	40	- 33.3%
Closed Sales	15	10	- 33.3%	46	33	- 28.3%
Median Sales Price*	\$700,000	\$785,000	+ 12.1%	\$860,000	\$720,000	- 16.3%
Percent of Original List Price Received*	103.3%	99.9%	- 3.3%	101.8%	99.5%	- 2.3%
Days on Market Until Sale	21	23	+ 9.5%	19	26	+ 36.8%
Inventory of Homes for Sale	16	37	+ 131.3%	--	--	--
Months Supply of Inventory	1.2	3.5	+ 191.7%	--	--	--

\* 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

