

Local Market Update for May 2025

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

92127

Rancho Bernardo West

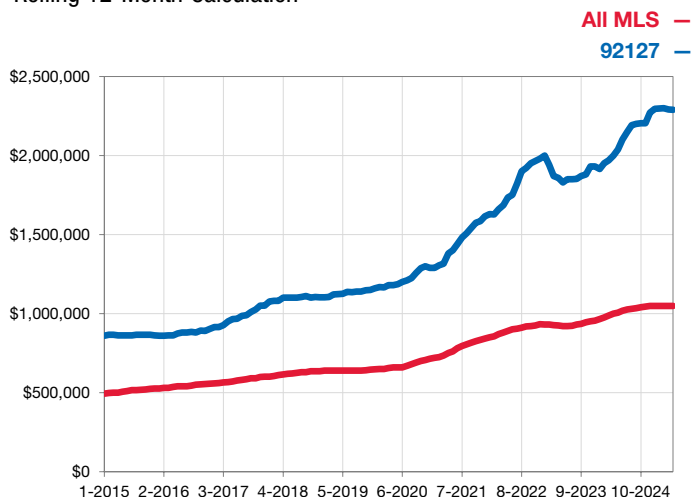
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	46	45	- 2.2%	179	202	+ 12.8%
Pending Sales	39	35	- 10.3%	129	128	- 0.8%
Closed Sales	25	25	0.0%	105	124	+ 18.1%
Median Sales Price*	\$2,295,000	\$2,050,000	- 10.7%	\$2,160,000	\$2,230,250	+ 3.3%
Percent of Original List Price Received*	101.6%	97.5%	- 4.0%	100.9%	98.4%	- 2.5%
Days on Market Until Sale	18	38	+ 111.1%	25	37	+ 48.0%
Inventory of Homes for Sale	53	66	+ 24.5%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	15	23	+ 53.3%	91	111	+ 22.0%
Pending Sales	15	3	- 80.0%	75	42	- 44.0%
Closed Sales	23	9	- 60.9%	69	42	- 39.1%
Median Sales Price*	\$850,000	\$800,000	- 5.9%	\$850,000	\$729,500	- 14.2%
Percent of Original List Price Received*	101.6%	96.0%	- 5.5%	101.7%	98.8%	- 2.9%
Days on Market Until Sale	15	27	+ 80.0%	17	27	+ 58.8%
Inventory of Homes for Sale	15	44	+ 193.3%	--	--	--
Months Supply of Inventory	1.1	4.7	+ 327.3%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

