

# Local Market Update for June 2026

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

## 92127

### Rancho Bernardo West

| Detached                                 | June        |                    |          | Year to Date |                    |          |
|--|-------------|--------------------|----------|--------------|--------------------|----------|
|  | 2025        | 2026               | % Change | Thru 6-2025  | Thru 6-2026        | % Change |
| <b>Key Metrics</b>                       |             |                    |          |              |                    |          |
| New Listings                             | 40          | <b>42</b>          | + 5.0%   | 246          | <b>223</b>         | - 9.3%   |
| Pending Sales                            | 20          | <b>28</b>          | + 40.0%  | 145          | <b>140</b>         | - 3.4%   |
| Closed Sales                             | 26          | <b>31</b>          | + 19.2%  | 145          | <b>140</b>         | - 3.4%   |
| Median Sales Price*                      | \$2,350,000 | <b>\$2,300,000</b> | - 2.1%   | \$2,250,000  | <b>\$2,202,500</b> | - 2.1%   |
| Percent of Original List Price Received* | 97.4%       | <b>97.2%</b>       | - 0.2%   | 98.2%        | <b>97.3%</b>       | - 0.9%   |
| Days on Market Until Sale                | 53          | <b>34</b>          | - 35.8%  | 39           | <b>37</b>          | - 5.1%   |
| Inventory of Homes for Sale              | 73          | <b>79</b>          | + 8.2%   | —            | —                  | —        |
| Months Supply of Inventory               | 3.2         | <b>3.9</b>         | + 21.9%  | —            | —                  | —        |

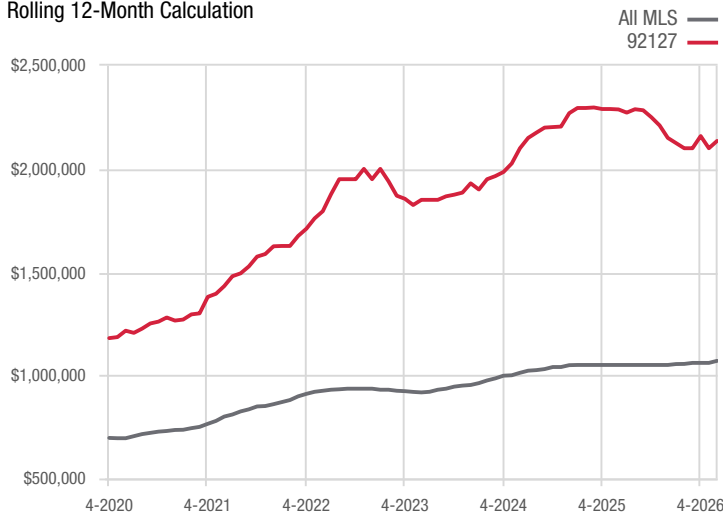
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached                                 | June      |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2025      | 2026             | % Change | Thru 6-2025  | Thru 6-2026      | % Change |
| <b>Key Metrics</b>                       |           |                  |          |              |                  |          |
| New Listings                             | 28        | <b>20</b>        | - 28.6%  | 139          | <b>126</b>       | - 9.4%   |
| Pending Sales                            | 11        | <b>13</b>        | + 18.2%  | 52           | <b>67</b>        | + 28.8%  |
| Closed Sales                             | 7         | <b>9</b>         | + 28.6%  | 49           | <b>60</b>        | + 22.4%  |
| Median Sales Price*                      | \$900,000 | <b>\$775,000</b> | - 13.9%  | \$800,000    | <b>\$774,500</b> | - 3.2%   |
| Percent of Original List Price Received* | 97.9%     | <b>99.3%</b>     | + 1.4%   | 98.6%        | <b>97.8%</b>     | - 0.8%   |
| Days on Market Until Sale                | 20        | <b>33</b>        | + 65.0%  | 26           | <b>35</b>        | + 34.6%  |
| Inventory of Homes for Sale              | 43        | <b>40</b>        | - 7.0%   | —            | —                | —        |
| Months Supply of Inventory               | 4.6       | <b>3.8</b>       | - 17.4%  | —            | —                | —        |

\* 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

