

Local Market Update for March 2025

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

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Rancho Bernardo West

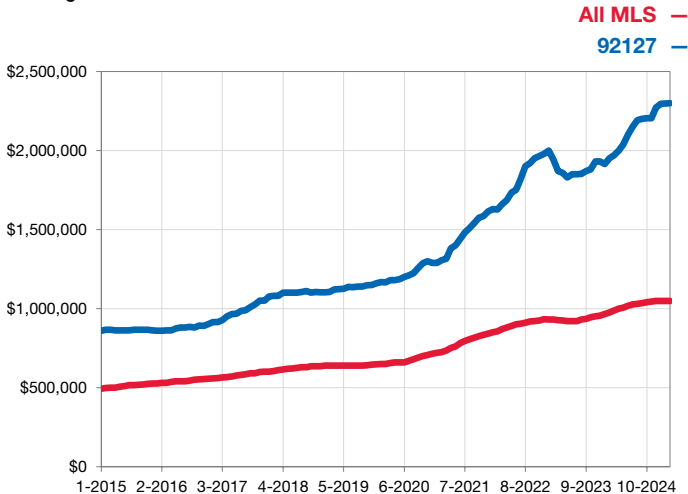
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	36	42	+ 16.7%	85	113	+ 32.9%
Pending Sales	30	30	0.0%	71	71	0.0%
Closed Sales	22	19	- 13.6%	55	64	+ 16.4%
Median Sales Price*	\$2,260,000	\$2,324,000	+ 2.8%	\$2,060,000	\$2,289,000	+ 11.1%
Percent of Original List Price Received*	100.6%	99.0%	- 1.6%	99.5%	98.7%	- 0.8%
Days on Market Until Sale	40	29	- 27.5%	32	37	+ 15.6%
Inventory of Homes for Sale	32	55	+ 71.9%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	13	28	+ 115.4%	52	72	+ 38.5%
Pending Sales	14	8	- 42.9%	38	24	- 36.8%
Closed Sales	14	7	- 50.0%	31	23	- 25.8%
Median Sales Price*	\$909,750	\$875,000	- 3.8%	\$890,000	\$720,000	- 19.1%
Percent of Original List Price Received*	103.3%	97.7%	- 5.4%	101.1%	99.3%	- 1.8%
Days on Market Until Sale	10	35	+ 250.0%	18	28	+ 55.6%
Inventory of Homes for Sale	17	45	+ 164.7%	--	--	--
Months Supply of Inventory	1.4	4.1	+ 192.9%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

