

Local Market Update for March 2025

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

92128

Rancho Bernardo East

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	40	43	+ 7.5%	97	122	+ 25.8%
Pending Sales	27	33	+ 22.2%	73	80	+ 9.6%
Closed Sales	27	25	- 7.4%	59	61	+ 3.4%
Median Sales Price*	\$1,198,000	\$1,125,000	- 6.1%	\$1,175,000	\$1,110,000	- 5.5%
Percent of Original List Price Received*	102.5%	97.3%	- 5.1%	101.3%	97.7%	- 3.6%
Days on Market Until Sale	19	33	+ 73.7%	20	30	+ 50.0%
Inventory of Homes for Sale	29	44	+ 51.7%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

* 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.

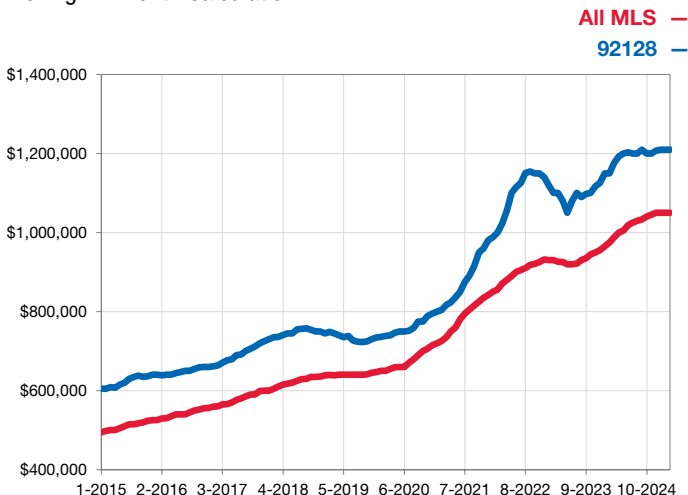
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	34	52	+ 52.9%	91	126	+ 38.5%
Pending Sales	26	25	- 3.8%	76	66	- 13.2%
Closed Sales	26	22	- 15.4%	73	56	- 23.3%
Median Sales Price*	\$680,000	\$715,000	+ 5.1%	\$645,000	\$691,000	+ 7.1%
Percent of Original List Price Received*	100.8%	98.8%	- 2.0%	100.3%	97.5%	- 2.8%
Days on Market Until Sale	22	42	+ 90.9%	30	45	+ 50.0%
Inventory of Homes for Sale	30	65	+ 116.7%	--	--	--
Months Supply of Inventory	1.3	2.9	+ 123.1%	--	--	--

* 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

