

Local Market Update for June 2026

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

92128

Rancho Bernardo East

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	51	50	- 2.0%	277	263	- 5.1%
Pending Sales	23	32	+ 39.1%	152	173	+ 13.8%
Closed Sales	23	26	+ 13.0%	145	162	+ 11.7%
Median Sales Price*	\$1,200,000	\$1,349,500	+ 12.5%	\$1,190,000	\$1,225,000	+ 2.9%
Percent of Original List Price Received*	97.8%	99.0%	+ 1.2%	98.2%	98.0%	- 0.2%
Days on Market Until Sale	32	24	- 25.0%	28	30	+ 7.1%
Inventory of Homes for Sale	87	73	- 16.1%	—	—	—
Months Supply of Inventory	3.5	2.6	- 25.7%	—	—	—

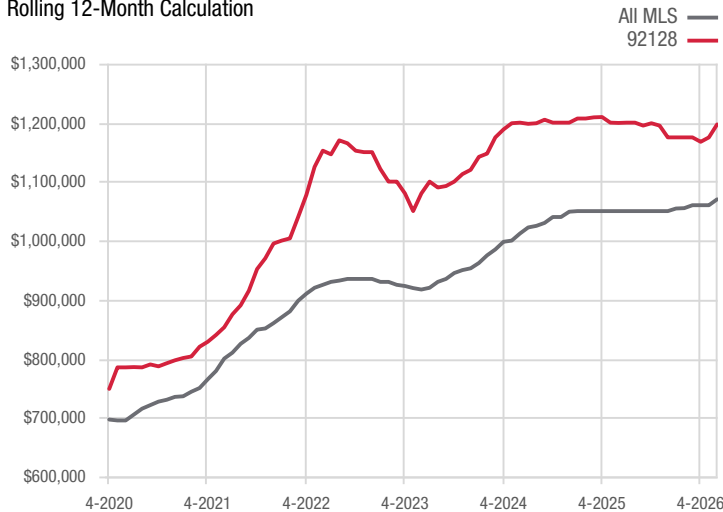
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	48	43	- 10.4%	288	282	- 2.1%
Pending Sales	27	30	+ 11.1%	142	177	+ 24.6%
Closed Sales	31	30	- 3.2%	133	152	+ 14.3%
Median Sales Price*	\$645,000	\$600,000	- 7.0%	\$675,000	\$690,000	+ 2.2%
Percent of Original List Price Received*	97.2%	97.2%	0.0%	97.7%	97.1%	- 0.6%
Days on Market Until Sale	37	48	+ 29.7%	37	39	+ 5.4%
Inventory of Homes for Sale	83	76	- 8.4%	—	—	—
Months Supply of Inventory	3.7	2.9	- 21.6%	—	—	—

* 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

