Local Market Update for February 2026

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

92127

Rancho Bernardo West

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	38	**29**	- 23.7%	71	**58**	- 18.3%
Pending Sales	23	**19**	- 17.4%	39	**40**	+ 2.6%
Closed Sales	17	**21**	+ 23.5%	43	**44**	+ 2.3%
Median Sales Price*	$2,150,000	**$2,100,000**	- 2.3%	$2,280,000	**$2,154,500**	- 5.5%
Percent of Original List Price Received*	100.6%	**99.7%**	- 0.9%	98.7%	**97.1%**	- 1.6%
Days on Market Until Sale	36	**38**	+ 5.6%	39	**45**	+ 15.4%
Inventory of Homes for Sale	57	**40**	- 29.8%	—	**—**	—
Months Supply of Inventory	2.4	**1.9**	- 20.8%	—	**—**	—

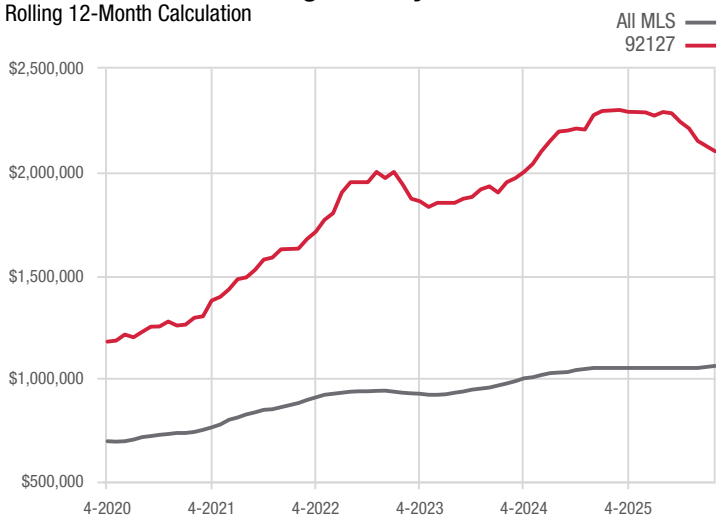
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	22	**17**	- 22.7%	44	**32**	- 27.3%
Pending Sales	7	**10**	+ 42.9%	16	**17**	+ 6.3%
Closed Sales	11	**7**	- 36.4%	16	**13**	- 18.8%
Median Sales Price*	$739,000	**$760,000**	+ 2.8%	$644,000	**$790,000**	+ 22.7%
Percent of Original List Price Received*	99.2%	**96.4%**	- 2.8%	100.0%	**96.6%**	- 3.4%
Days on Market Until Sale	27	**40**	+ 48.1%	25	**51**	+ 104.0%
Inventory of Homes for Sale	32	**28**	- 12.5%	—	**—**	—
Months Supply of Inventory	2.8	**3.0**	+ 7.1%	—	**—**	—

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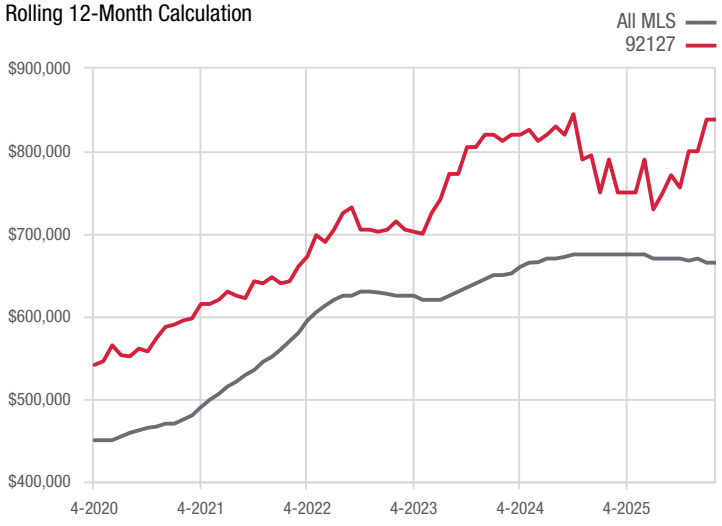
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.