Local Market Update for May 2026

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

92128

Rancho Bernardo East

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	48	**44**	- 8.3%	226	**213**	- 5.8%
Pending Sales	27	**27**	0.0%	129	**145**	+ 12.4%
Closed Sales	33	**36**	+ 9.1%	122	**136**	+ 11.5%
Median Sales Price*	$1,188,000	**$1,299,500**	+ 9.4%	$1,189,000	**$1,162,500**	- 2.2%
Percent of Original List Price Received*	96.9%	**99.4%**	+ 2.6%	98.3%	**97.8%**	- 0.5%
Days on Market Until Sale	22	**18**	- 18.2%	28	**31**	+ 10.7%
Inventory of Homes for Sale	76	**63**	- 17.1%	—	—	—
Months Supply of Inventory	2.9	**2.3**	- 20.7%	—	—	—

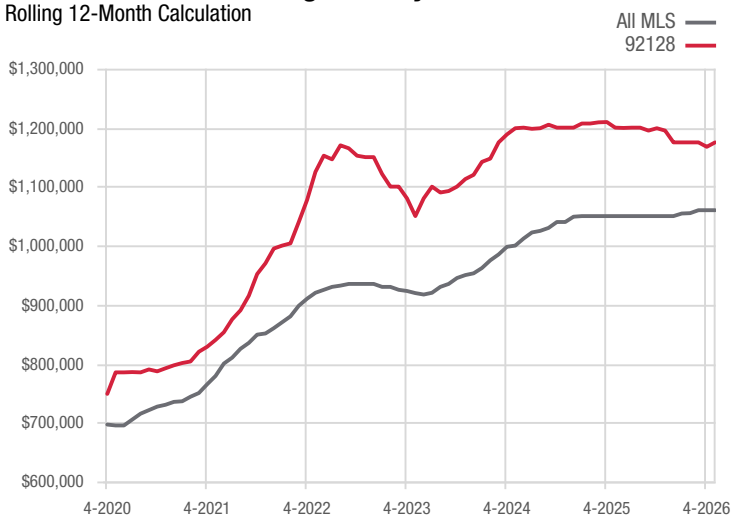
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	57	**39**	- 31.6%	240	**238**	- 0.8%
Pending Sales	28	**36**	+ 28.6%	115	**150**	+ 30.4%
Closed Sales	20	**33**	+ 65.0%	102	**121**	+ 18.6%
Median Sales Price*	$734,500	**$685,000**	- 6.7%	$695,000	**$709,500**	+ 2.1%
Percent of Original List Price Received*	98.3%	**95.8%**	- 2.5%	97.8%	**97.1%**	- 0.7%
Days on Market Until Sale	20	**32**	+ 60.0%	37	**37**	0.0%
Inventory of Homes for Sale	87	**75**	- 13.8%	—	—	—
Months Supply of Inventory	3.9	**2.8**	- 28.2%	—	—	—

* 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.

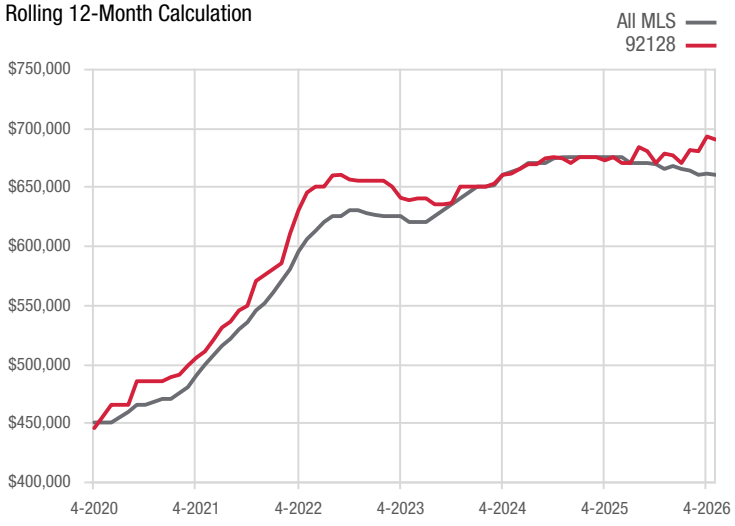
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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