Local Market Update for August 2026

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

92127

Rancho Bernardo West

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	25	**32**	+ 28.0%	317	**286**	- 9.8%
Pending Sales	18	**25**	+ 38.9%	180	**197**	+ 9.4%
Closed Sales	23	**32**	+ 39.1%	189	**198**	+ 4.8%
Median Sales Price*	$2,450,000	**$2,202,000**	- 10.1%	$2,210,500	**$2,180,000**	- 1.4%
Percent of Original List Price Received*	93.7%	**96.8%**	+ 3.3%	97.5%	**97.3%**	- 0.2%
Days on Market Until Sale	42	**41**	- 2.4%	39	**37**	- 5.1%
Inventory of Homes for Sale	77	**56**	- 27.3%	—	**—**	—
Months Supply of Inventory	3.6	**2.5**	- 30.6%	—	**—**	—

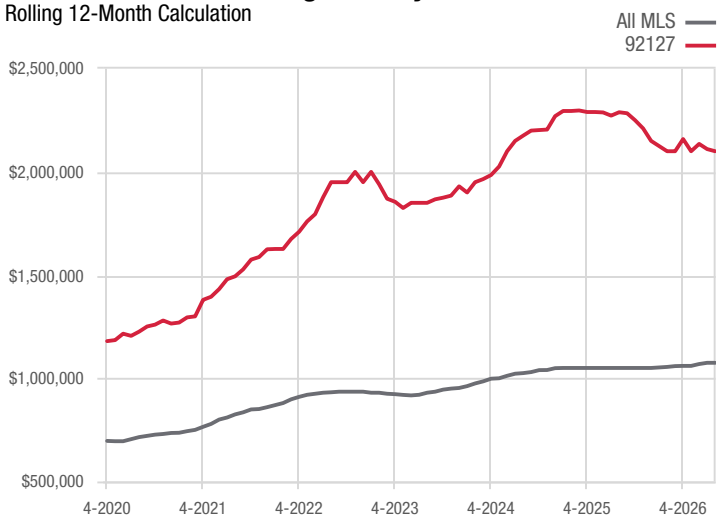
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	14	**18**	+ 28.6%	175	**166**	- 5.1%
Pending Sales	8	**7**	- 12.5%	72	**79**	+ 9.7%
Closed Sales	10	**8**	- 20.0%	67	**80**	+ 19.4%
Median Sales Price*	$836,000	**$894,500**	+ 7.0%	$800,000	**$800,000**	0.0%
Percent of Original List Price Received*	94.8%	**95.7%**	+ 0.9%	97.9%	**97.6%**	- 0.3%
Days on Market Until Sale	48	**32**	- 33.3%	29	**33**	+ 13.8%
Inventory of Homes for Sale	34	**38**	+ 11.8%	—	**—**	—
Months Supply of Inventory	3.8	**3.8**	0.0%	—	**—**	—

* 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.

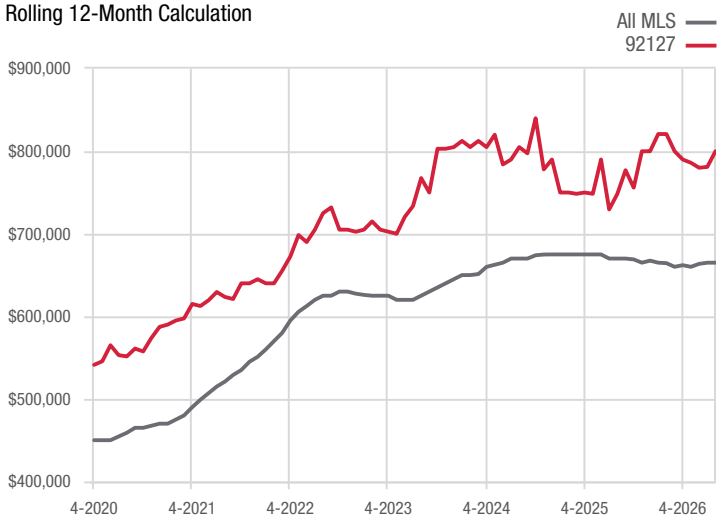
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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