Local Market Update for August 2026

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

92128

Rancho Bernardo East

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	47	**40**	- 14.9%	366	**346**	- 5.5%
Pending Sales	24	**21**	- 12.5%	207	**234**	+ 13.0%
Closed Sales	28	**23**	- 17.9%	197	**224**	+ 13.7%
Median Sales Price*	$1,196,000	**$1,335,000**	+ 11.6%	$1,195,000	**$1,250,000**	+ 4.6%
Percent of Original List Price Received*	93.1%	**98.2%**	+ 5.5%	97.2%	**98.1%**	+ 0.9%
Days on Market Until Sale	46	**22**	- 52.2%	30	**28**	- 6.7%
Inventory of Homes for Sale	85	**68**	- 20.0%	—	—	—
Months Supply of Inventory	3.5	**2.4**	- 31.4%	—	—	—

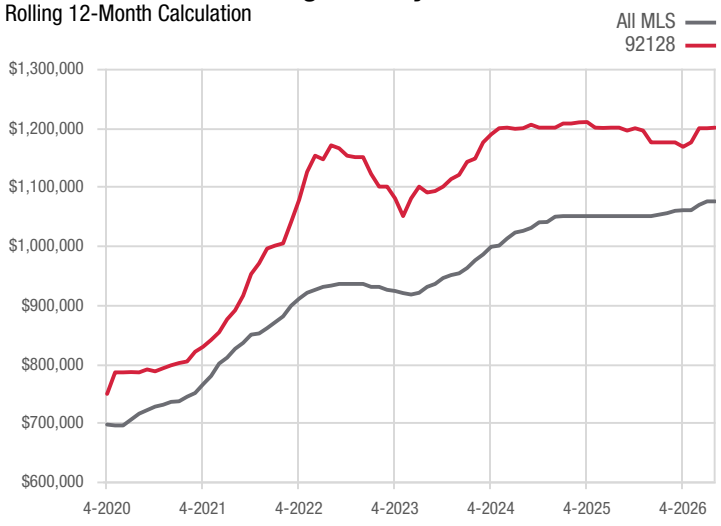
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	51	**37**	- 27.5%	383	**369**	- 3.7%
Pending Sales	34	**23**	- 32.4%	199	**216**	+ 8.5%
Closed Sales	27	**19**	- 29.6%	183	**199**	+ 8.7%
Median Sales Price*	$740,000	**$675,000**	- 8.8%	$683,500	**$680,000**	- 0.5%
Percent of Original List Price Received*	97.4%	**96.4%**	- 1.0%	97.4%	**97.1%**	- 0.3%
Days on Market Until Sale	37	**44**	+ 18.9%	37	**40**	+ 8.1%
Inventory of Homes for Sale	72	**83**	+ 15.3%	—	—	—
Months Supply of Inventory	3.1	**3.3**	+ 6.5%	—	—	—

* 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.

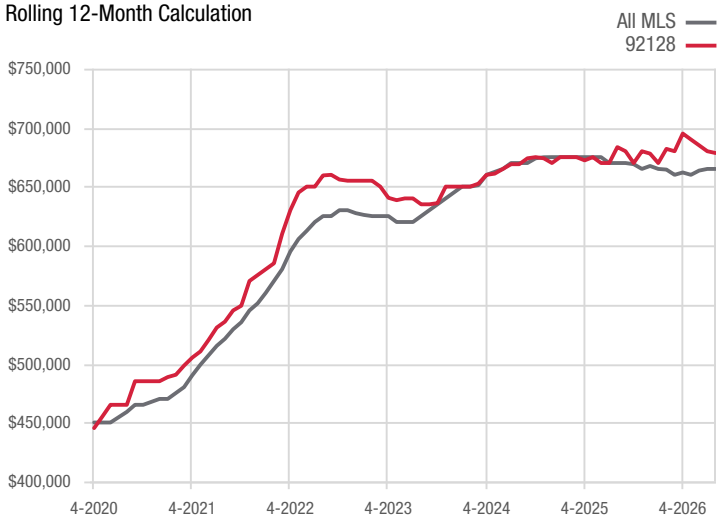
Median Sales Price - Single Family

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.