Local Market Update for September 2026

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

92127

Rancho Bernardo West

Detached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	27	**32**	+ 18.5%	344	**313**	- 9.0%
Pending Sales	22	**26**	+ 18.2%	202	**221**	+ 9.4%
Closed Sales	17	**19**	+ 11.8%	206	**218**	+ 5.8%
Median Sales Price*	$1,950,000	**$1,900,000**	- 2.6%	$2,207,500	**$2,150,000**	- 2.6%
Percent of Original List Price Received*	94.7%	**97.6%**	+ 3.1%	97.3%	**97.3%**	0.0%
Days on Market Until Sale	43	**30**	- 30.2%	39	**37**	- 5.1%
Inventory of Homes for Sale	68	**51**	- 25.0%	—	—	—
Months Supply of Inventory	3.2	**2.3**	- 28.1%	—	—	—

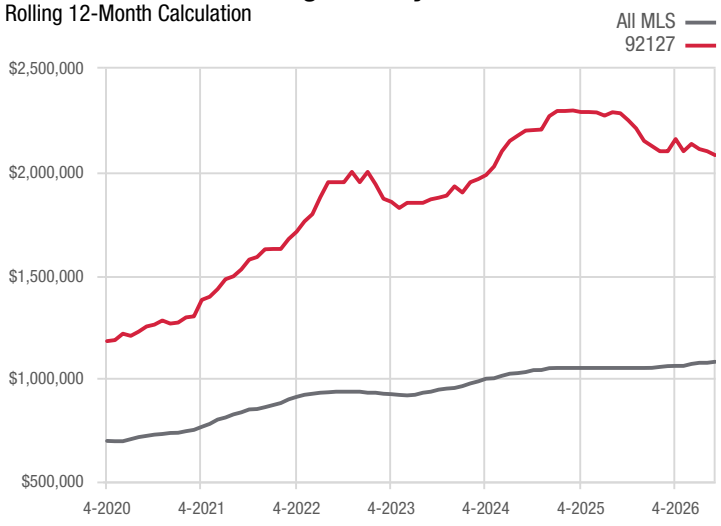
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	22	**19**	- 13.6%	197	**184**	- 6.6%
Pending Sales	13	**7**	- 46.2%	85	**86**	+ 1.2%
Closed Sales	10	**8**	- 20.0%	77	**88**	+ 14.3%
Median Sales Price*	$920,000	**$859,500**	- 6.6%	$820,000	**$802,500**	- 2.1%
Percent of Original List Price Received*	99.2%	**97.9%**	- 1.3%	98.1%	**97.6%**	- 0.5%
Days on Market Until Sale	20	**36**	+ 80.0%	28	**33**	+ 17.9%
Inventory of Homes for Sale	35	**39**	+ 11.4%	—	—	—
Months Supply of Inventory	3.9	**4.1**	+ 5.1%	—	—	—

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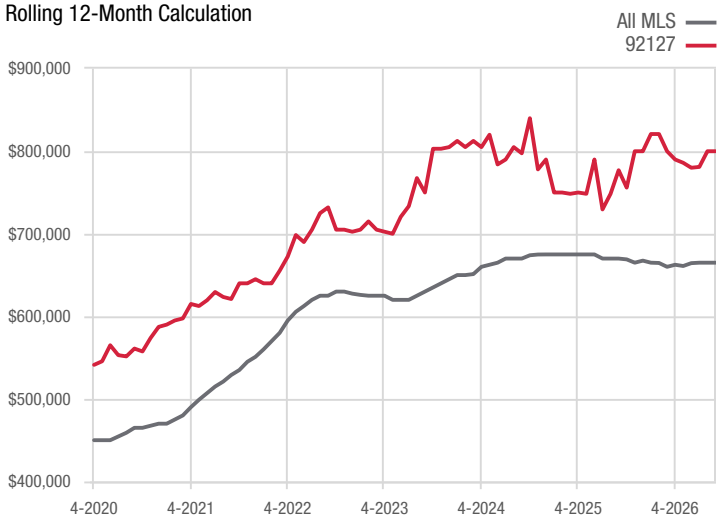
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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