Local Market Update for October 2026

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

92127

Rancho Bernardo West

Detached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	26	**29**	+ 11.5%	370	**343**	- 7.3%
Pending Sales	15	**21**	+ 40.0%	217	**239**	+ 10.1%
Closed Sales	21	**24**	+ 14.3%	227	**242**	+ 6.6%
Median Sales Price*	$1,925,000	**$2,019,188**	+ 4.9%	$2,195,000	**$2,121,000**	- 3.4%
Percent of Original List Price Received*	94.7%	**97.1%**	+ 2.5%	97.1%	**97.3%**	+ 0.2%
Days on Market Until Sale	46	**40**	- 13.0%	40	**37**	- 7.5%
Inventory of Homes for Sale	61	**52**	- 14.8%	—	—	—
Months Supply of Inventory	2.9	**2.3**	- 20.7%	—	—	—

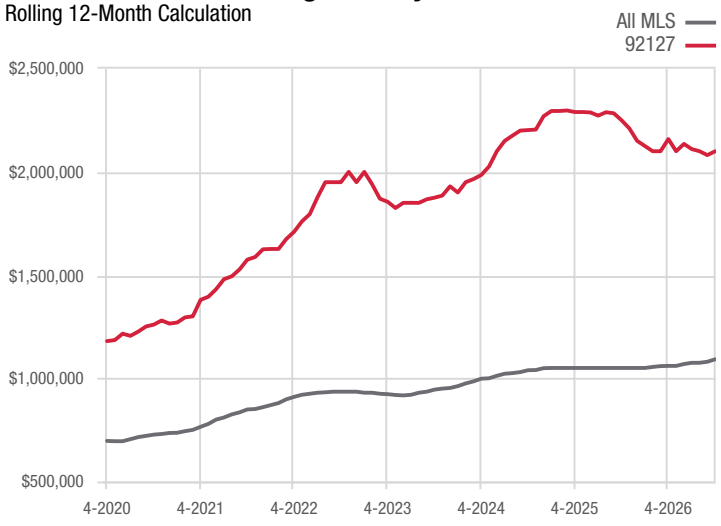
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	24	**13**	- 45.8%	220	**194**	- 11.8%
Pending Sales	9	**6**	- 33.3%	94	**90**	- 4.3%
Closed Sales	13	**6**	- 53.8%	90	**94**	+ 4.4%
Median Sales Price*	$625,000	**$966,944**	+ 54.7%	$810,000	**$807,000**	- 0.4%
Percent of Original List Price Received*	99.0%	**98.3%**	- 0.7%	98.2%	**97.7%**	- 0.5%
Days on Market Until Sale	19	**29**	+ 52.6%	27	**33**	+ 22.2%
Inventory of Homes for Sale	41	**32**	- 22.0%	—	—	—
Months Supply of Inventory	4.7	**3.6**	- 23.4%	—	—	—

* 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.

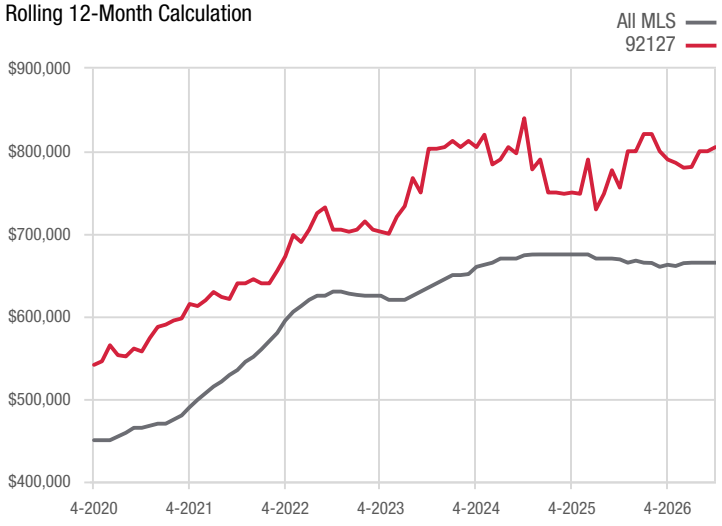
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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