Local Market Update for October 2026

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

92128

Rancho Bernardo East

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	31	**38**	+ 22.6%	439	**424**	- 3.4%
Pending Sales	32	**27**	- 15.6%	270	**288**	+ 6.7%
Closed Sales	26	**28**	+ 7.7%	253	**281**	+ 11.1%
Median Sales Price*	$1,200,001	**$1,307,500**	+ 9.0%	$1,195,000	**$1,242,500**	+ 4.0%
Percent of Original List Price Received*	95.0%	**98.2%**	+ 3.4%	96.7%	**97.8%**	+ 1.1%
Days on Market Until Sale	45	**28**	- 37.8%	34	**29**	- 14.7%
Inventory of Homes for Sale	66	**47**	- 28.8%	—	—	—
Months Supply of Inventory	2.6	**1.7**	- 34.6%	—	—	—

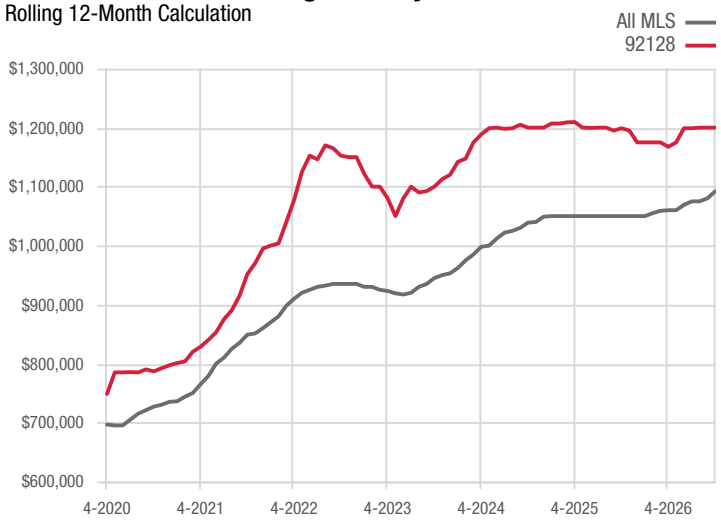
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	42	**41**	- 2.4%	471	**436**	- 7.4%
Pending Sales	23	**24**	+ 4.3%	249	**257**	+ 3.2%
Closed Sales	29	**21**	- 27.6%	242	**241**	- 0.4%
Median Sales Price*	$625,000	**$568,000**	- 9.1%	$675,000	**$655,000**	- 3.0%
Percent of Original List Price Received*	96.8%	**96.2%**	- 0.6%	97.1%	**97.1%**	0.0%
Days on Market Until Sale	30	**50**	+ 66.7%	37	**41**	+ 10.8%
Inventory of Homes for Sale	75	**81**	+ 8.0%	—	—	—
Months Supply of Inventory	3.2	**3.3**	+ 3.1%	—	—	—

* 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.

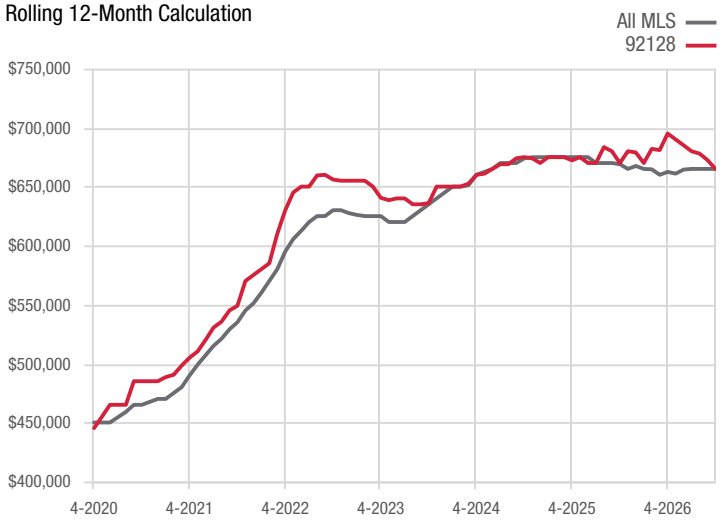
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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