

Local Market Update for August 2024

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

92127

Rancho Bernardo West

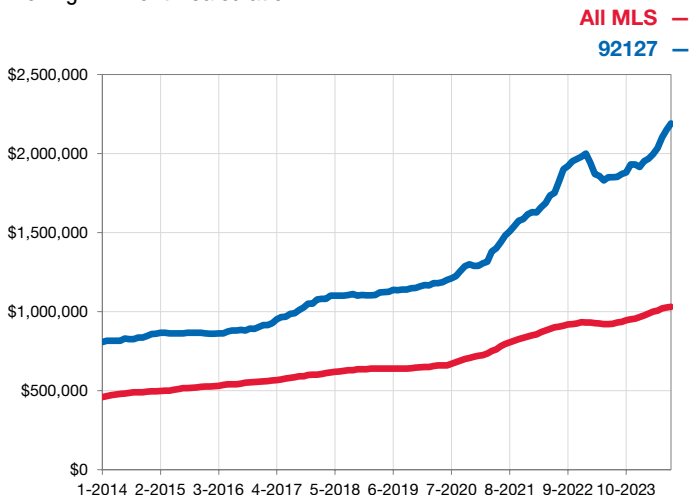
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	28	49	+ 75.0%	265	293	+ 10.6%
Pending Sales	18	28	+ 55.6%	217	208	- 4.1%
Closed Sales	25	26	+ 4.0%	220	190	- 13.6%
Median Sales Price*	\$1,940,000	\$2,207,500	+ 13.8%	\$1,878,500	\$2,208,410	+ 17.6%
Percent of Original List Price Received*	97.4%	98.9%	+ 1.5%	98.2%	99.8%	+ 1.6%
Days on Market Until Sale	33	21	- 36.4%	38	26	- 31.6%
Inventory of Homes for Sale	41	50	+ 22.0%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

* 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.

Townhouse-Condo	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	8	23	+ 187.5%	127	157	+ 23.6%
Pending Sales	9	11	+ 22.2%	102	112	+ 9.8%
Closed Sales	17	11	- 35.3%	98	106	+ 8.2%
Median Sales Price*	\$784,000	\$871,880	+ 11.2%	\$831,000	\$870,940	+ 4.8%
Percent of Original List Price Received*	101.6%	100.2%	- 1.4%	100.3%	101.1%	+ 0.8%
Days on Market Until Sale	37	20	- 45.9%	31	19	- 38.7%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

