

Local Market Update for October 2024

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

92127

Rancho Bernardo West

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	16	20	+ 25.0%	302	350	+ 15.9%
Pending Sales	12	28	+ 133.3%	247	258	+ 4.5%
Closed Sales	19	25	+ 31.6%	255	239	- 6.3%
Median Sales Price*	\$2,125,000	\$2,300,000	+ 8.2%	\$1,930,000	\$2,225,520	+ 15.3%
Percent of Original List Price Received*	97.4%	98.1%	+ 0.7%	98.3%	99.3%	+ 1.0%
Days on Market Until Sale	44	22	- 50.0%	37	27	- 27.0%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

* 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.

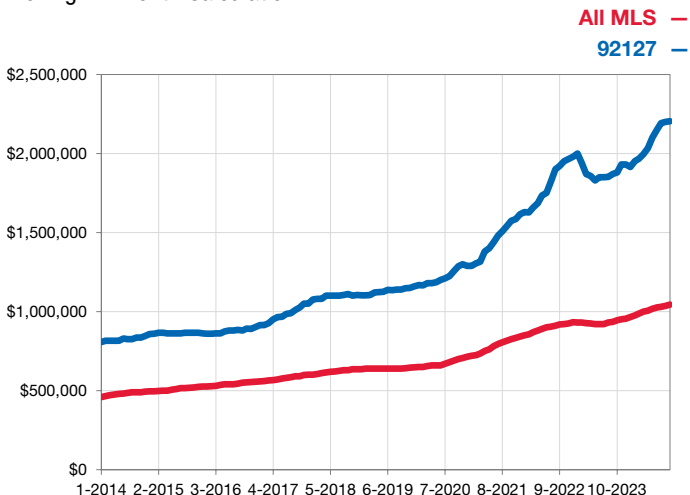
Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	11	16	+ 45.5%	156	194	+ 24.4%
Pending Sales	9	13	+ 44.4%	126	135	+ 7.1%
Closed Sales	19	9	- 52.6%	123	127	+ 3.3%
Median Sales Price*	\$805,000	\$840,000	+ 4.3%	\$825,000	\$850,000	+ 3.0%
Percent of Original List Price Received*	98.3%	96.1%	- 2.2%	100.1%	100.3%	+ 0.2%
Days on Market Until Sale	26	35	+ 34.6%	30	27	- 10.0%
Inventory of Homes for Sale	13	27	+ 107.7%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--

* 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

