

Local Market Update for December 2025

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

92127

Rancho Bernardo West

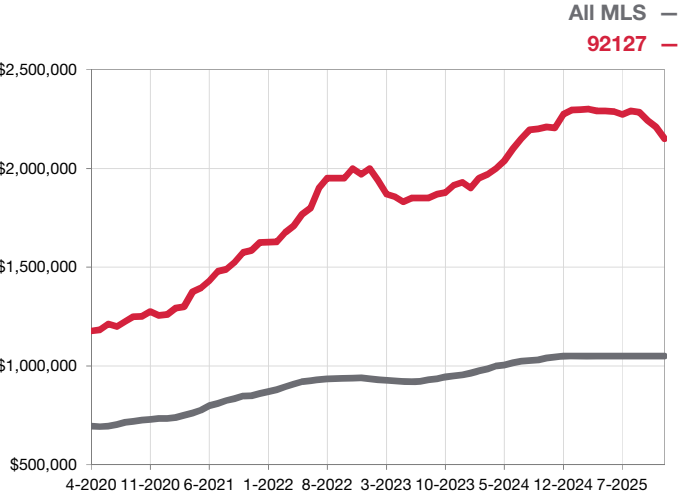
| Detached | December | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 19 | 16 | - 15.8% | 374 | 407 | + 8.8% |
| Pending Sales | 16 | 20 | + 25.0% | 285 | 252 | - 11.6% |
| Closed Sales | 13 | 16 | + 23.1% | 271 | 254 | - 6.3% |
| Median Sales Price* | \$2,985,000 | \$1,980,000 | - 33.7% | \$2,275,000 | \$2,150,000 | - 5.5% |
| Percent of Original List Price Received* | 96.2% | 94.4% | - 1.9% | 99.0% | 96.8% | - 2.2% |
| Days on Market Until Sale | 61 | 39 | - 36.1% | 28 | 41 | + 46.4% |
| Inventory of Homes for Sale | 35 | 32 | - 8.6% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.5 | 0.0% | -- | -- | -- |

* 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.

| Attached | December | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 8 | 8 | 0.0% | 197 | 235 | + 19.3% |
| Pending Sales | 3 | 7 | + 133.3% | 146 | 111 | - 24.0% |
| Closed Sales | 8 | 10 | + 25.0% | 148 | 108 | - 27.0% |
| Median Sales Price* | \$505,000 | \$665,000 | + 31.7% | \$795,000 | \$800,000 | + 0.6% |
| Percent of Original List Price Received* | 96.5% | 96.4% | - 0.1% | 99.6% | 98.0% | - 1.6% |
| Days on Market Until Sale | 47 | 45 | - 4.3% | 28 | 30 | + 7.1% |
| Inventory of Homes for Sale | 17 | 24 | + 41.2% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 2.6 | + 85.7% | -- | -- | -- |

* 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

