

# Local Market Update for September 2025

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

92127

Rancho Bernardo West

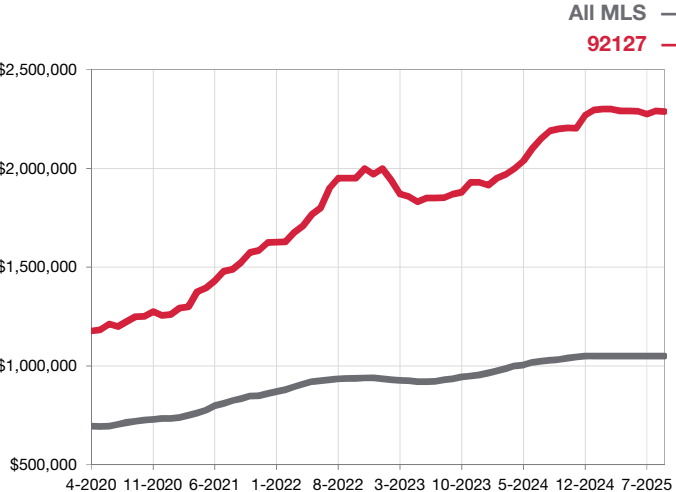
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	26	26	0.0%	267	342	+ 28.1%
Pending Sales	22	22	0.0%	229	204	- 10.9%
Closed Sales	24	17	- 29.2%	214	209	- 2.3%
Median Sales Price*	\$2,202,500	\$1,950,000	- 11.5%	\$2,203,410	\$2,210,000	+ 0.3%
Percent of Original List Price Received*	96.4%	94.7%	- 1.8%	99.5%	97.3%	- 2.2%
Days on Market Until Sale	35	43	+ 22.9%	27	39	+ 44.4%
Inventory of Homes for Sale	47	67	+ 42.6%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--

\* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	14	22	+ 57.1%	146	199	+ 36.3%
Pending Sales	11	13	+ 18.2%	122	85	- 30.3%
Closed Sales	11	10	- 9.1%	118	77	- 34.7%
Median Sales Price*	\$750,000	\$950,000	+ 26.7%	\$850,000	\$810,000	- 4.7%
Percent of Original List Price Received*	95.8%	99.2%	+ 3.5%	100.6%	98.1%	- 2.5%
Days on Market Until Sale	85	20	- 76.5%	26	28	+ 7.7%
Inventory of Homes for Sale	23	37	+ 60.9%	--	--	--
Months Supply of Inventory	1.9	4.1	+ 115.8%	--	--	--

\* 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

