

Local Market Update for March 2026

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

92127

Rancho Bernardo West

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	44	28	- 36.4%	115	90	- 21.7%
Pending Sales	32	20	- 37.5%	71	60	- 15.5%
Closed Sales	19	19	0.0%	62	64	+ 3.2%
Median Sales Price*	\$2,324,000	\$2,800,000	+ 20.5%	\$2,289,000	\$2,235,000	- 2.4%
Percent of Original List Price Received*	99.0%	96.6%	- 2.4%	98.8%	97.0%	- 1.8%
Days on Market Until Sale	29	53	+ 82.8%	36	47	+ 30.6%
Inventory of Homes for Sale	58	46	- 20.7%	—	—	—
Months Supply of Inventory	2.4	2.3	- 4.2%	—	—	—

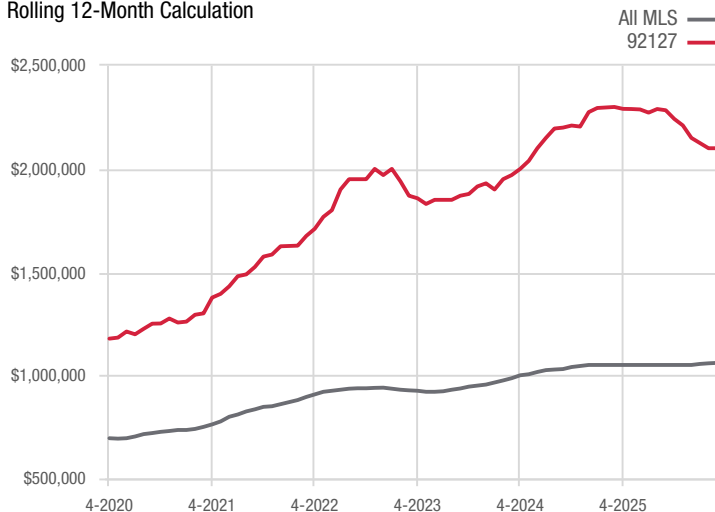
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	26	24	- 7.7%	70	62	- 11.4%
Pending Sales	7	13	+ 85.7%	23	32	+ 39.1%
Closed Sales	7	12	+ 71.4%	23	27	+ 17.4%
Median Sales Price*	\$875,000	\$682,000	- 22.1%	\$720,000	\$780,000	+ 8.3%
Percent of Original List Price Received*	97.7%	97.5%	- 0.2%	99.3%	97.2%	- 2.1%
Days on Market Until Sale	35	43	+ 22.9%	28	44	+ 57.1%
Inventory of Homes for Sale	44	40	- 9.1%	—	—	—
Months Supply of Inventory	4.0	3.9	- 2.5%	—	—	—

* 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

