

Local Market Update for May 2026

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

92127

Rancho Bernardo West

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	49	46	- 6.1%	206	176	- 14.6%
Pending Sales	35	32	- 8.6%	125	111	- 11.2%
Closed Sales	25	23	- 8.0%	119	109	- 8.4%
Median Sales Price*	\$2,050,000	\$1,895,000	- 7.6%	\$2,210,500	\$2,180,000	- 1.4%
Percent of Original List Price Received*	97.5%	97.8%	+ 0.3%	98.3%	97.3%	- 1.0%
Days on Market Until Sale	38	28	- 26.3%	36	39	+ 8.3%
Inventory of Homes for Sale	70	68	- 2.9%	—	—	—
Months Supply of Inventory	3.1	3.5	+ 12.9%	—	—	—

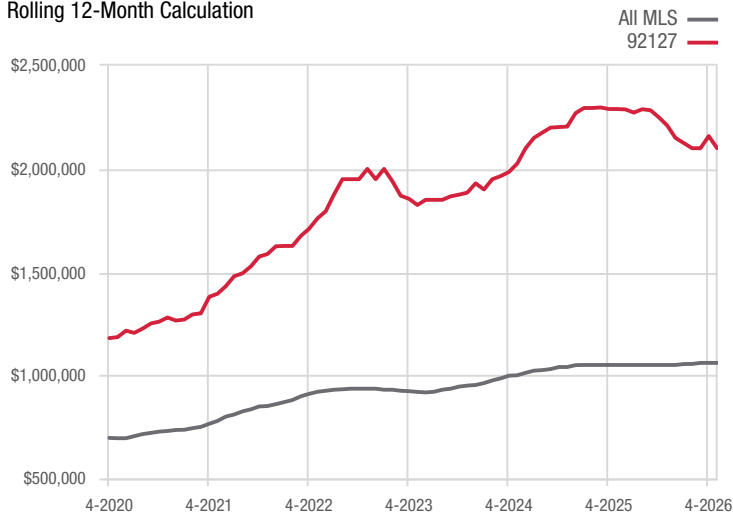
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	24	18	- 25.0%	111	104	- 6.3%
Pending Sales	3	10	+ 233.3%	41	53	+ 29.3%
Closed Sales	9	11	+ 22.2%	42	50	+ 19.0%
Median Sales Price*	\$800,000	\$770,000	- 3.8%	\$729,500	\$772,000	+ 5.8%
Percent of Original List Price Received*	96.0%	97.4%	+ 1.5%	98.8%	97.5%	- 1.3%
Days on Market Until Sale	27	33	+ 22.2%	27	35	+ 29.6%
Inventory of Homes for Sale	44	40	- 9.1%	—	—	—
Months Supply of Inventory	4.8	3.9	- 18.8%	—	—	—

* 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

