

Local Market Update for April 2026

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

92127

Rancho Bernardo West

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	42	36	- 14.3%	157	127	- 19.1%
Pending Sales	20	18	- 10.0%	91	78	- 14.3%
Closed Sales	34	22	- 35.3%	96	86	- 10.4%
Median Sales Price*	\$1,907,500	\$2,350,000	+ 23.2%	\$2,260,000	\$2,280,000	+ 0.9%
Percent of Original List Price Received*	98.4%	97.8%	- 0.6%	98.6%	97.2%	- 1.4%
Days on Market Until Sale	35	26	- 25.7%	36	41	+ 13.9%
Inventory of Homes for Sale	71	61	- 14.1%	—	—	—
Months Supply of Inventory	3.0	3.1	+ 3.3%	—	—	—

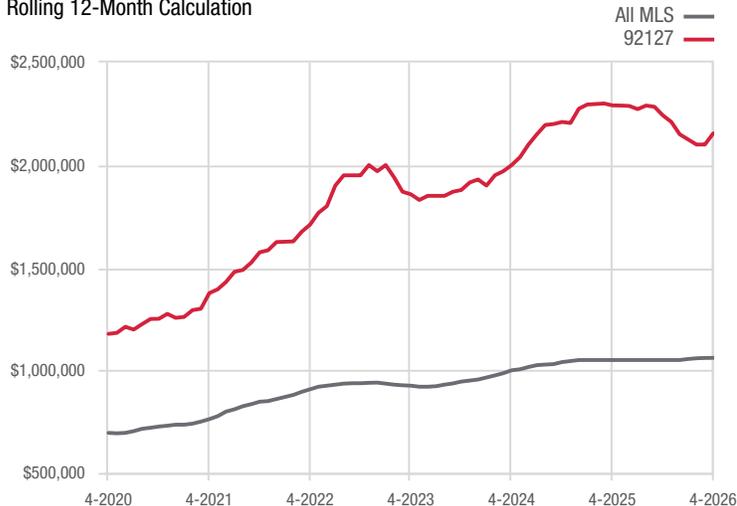
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	17	24	+ 41.2%	87	86	- 1.1%
Pending Sales	15	12	- 20.0%	38	43	+ 13.2%
Closed Sales	10	12	+ 20.0%	33	39	+ 18.2%
Median Sales Price*	\$785,000	\$652,500	- 16.9%	\$720,000	\$774,000	+ 7.5%
Percent of Original List Price Received*	99.9%	98.3%	- 1.6%	99.5%	97.6%	- 1.9%
Days on Market Until Sale	23	17	- 26.1%	26	36	+ 38.5%
Inventory of Homes for Sale	36	43	+ 19.4%	—	—	—
Months Supply of Inventory	3.5	4.4	+ 25.7%	—	—	—

* 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

