

# Local Market Update for May 2025

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

## 92128

Rancho Bernardo East

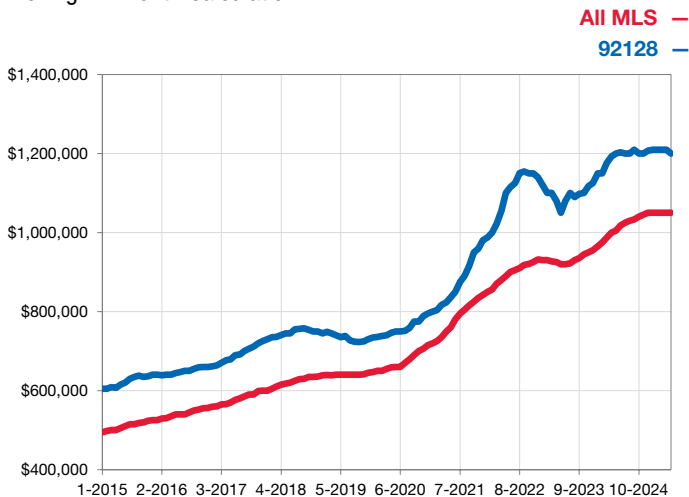
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	65	45	- 30.8%	202	225	+ 11.4%
Pending Sales	32	30	- 6.3%	134	135	+ 0.7%
Closed Sales	37	32	- 13.5%	120	124	+ 3.3%
Median Sales Price*	\$1,350,000	\$1,188,000	- 12.0%	\$1,207,000	\$1,188,000	- 1.6%
Percent of Original List Price Received*	101.6%	96.8%	- 4.7%	101.5%	98.1%	- 3.3%
Days on Market Until Sale	19	22	+ 15.8%	19	28	+ 47.4%
Inventory of Homes for Sale	55	66	+ 20.0%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	35	55	+ 57.1%	154	237	+ 53.9%
Pending Sales	32	28	- 12.5%	125	113	- 9.6%
Closed Sales	22	19	- 13.6%	120	100	- 16.7%
Median Sales Price*	\$657,500	\$730,000	+ 11.0%	\$672,000	\$689,000	+ 2.5%
Percent of Original List Price Received*	101.0%	98.3%	- 2.7%	100.5%	97.8%	- 2.7%
Days on Market Until Sale	29	20	- 31.0%	29	37	+ 27.6%
Inventory of Homes for Sale	32	86	+ 168.8%	--	--	--
Months Supply of Inventory	1.4	3.9	+ 178.6%	--	--	--

\* 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.

### Median Sales Price – Single Family Rolling 12-Month Calculation



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

