

# Local Market Update for March 2026

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

## 92128

### Rancho Bernardo East

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	44	<b>43</b>	- 2.3%	122	<b>117</b>	- 4.1%
Pending Sales	33	<b>29</b>	- 12.1%	79	<b>83</b>	+ 5.1%
Closed Sales	25	<b>23</b>	- 8.0%	60	<b>69</b>	+ 15.0%
Median Sales Price*	\$1,125,000	<b>\$1,140,000</b>	+ 1.3%	\$1,110,500	<b>\$1,110,000</b>	- 0.0%
Percent of Original List Price Received*	97.3%	<b>97.0%</b>	- 0.3%	97.6%	<b>97.5%</b>	- 0.1%
Days on Market Until Sale	33	<b>36</b>	+ 9.1%	31	<b>34</b>	+ 9.7%
Inventory of Homes for Sale	45	<b>46</b>	+ 2.2%	—	—	—
Months Supply of Inventory	1.7	<b>1.7</b>	0.0%	—	—	—

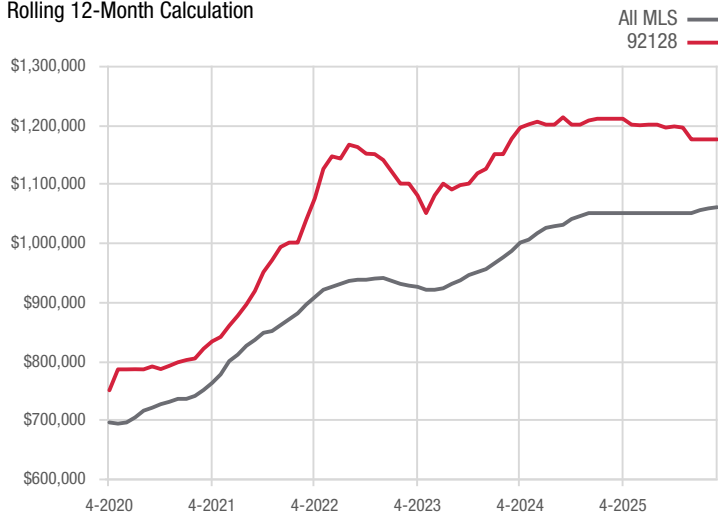
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	55	<b>54</b>	- 1.8%	131	<b>138</b>	+ 5.3%
Pending Sales	26	<b>32</b>	+ 23.1%	67	<b>75</b>	+ 11.9%
Closed Sales	24	<b>26</b>	+ 8.3%	58	<b>52</b>	- 10.3%
Median Sales Price*	\$715,000	<b>\$694,500</b>	- 2.9%	\$691,000	<b>\$692,500</b>	+ 0.2%
Percent of Original List Price Received*	98.8%	<b>98.5%</b>	- 0.3%	97.6%	<b>97.7%</b>	+ 0.1%
Days on Market Until Sale	39	<b>35</b>	- 10.3%	43	<b>41</b>	- 4.7%
Inventory of Homes for Sale	69	<b>80</b>	+ 15.9%	—	—	—
Months Supply of Inventory	3.1	<b>3.3</b>	+ 6.5%	—	—	—

\* 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

