

Local Market Update for January 2026

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

92128

Rancho Bernardo East

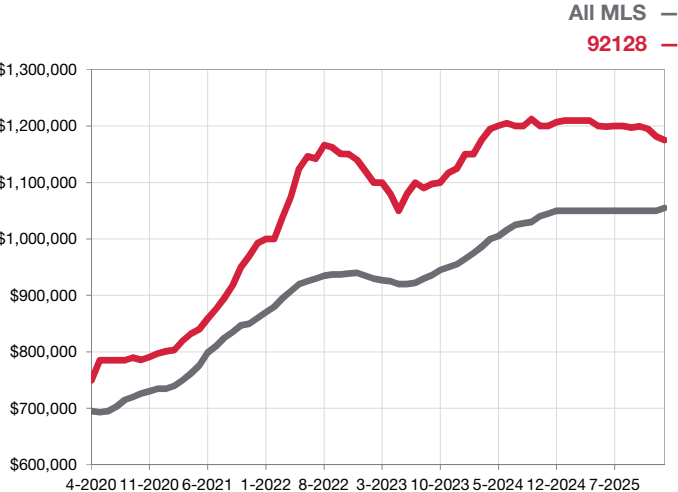
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	45	39	- 13.3%	45	39	- 13.3%
Pending Sales	21	27	+ 28.6%	21	27	+ 28.6%
Closed Sales	16	13	- 18.8%	16	13	- 18.8%
Median Sales Price*	\$1,197,500	\$1,100,000	- 8.1%	\$1,197,500	\$1,100,000	- 8.1%
Percent of Original List Price Received*	97.3%	97.0%	- 0.3%	97.3%	97.0%	- 0.3%
Days on Market Until Sale	31	30	- 3.2%	31	30	- 3.2%
Inventory of Homes for Sale	48	46	- 4.2%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	37	40	+ 8.1%	37	40	+ 8.1%
Pending Sales	16	18	+ 12.5%	16	18	+ 12.5%
Closed Sales	15	7	- 53.3%	15	7	- 53.3%
Median Sales Price*	\$750,000	\$620,000	- 17.3%	\$750,000	\$620,000	- 17.3%
Percent of Original List Price Received*	95.4%	96.0%	+ 0.6%	95.4%	96.0%	+ 0.6%
Days on Market Until Sale	67	46	- 31.3%	67	46	- 31.3%
Inventory of Homes for Sale	47	62	+ 31.9%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

* 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

