

Local Market Update for August 2025

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

92128

Rancho Bernardo East

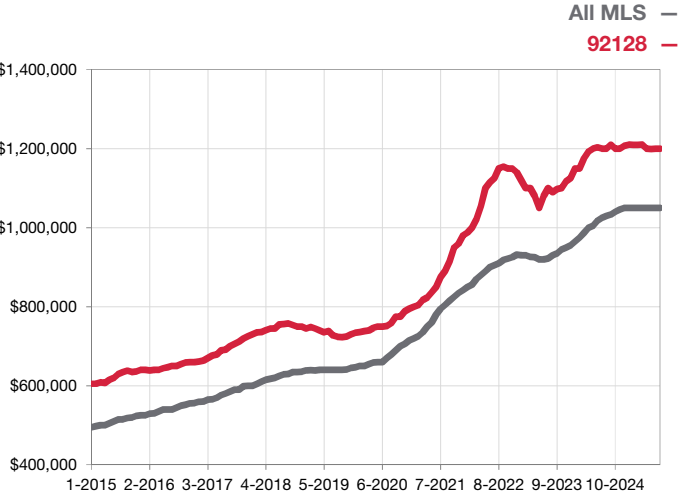
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	46	46	0.0%	328	364	+ 11.0%
Pending Sales	35	25	- 28.6%	238	209	- 12.2%
Closed Sales	32	25	- 21.9%	221	195	- 11.8%
Median Sales Price*	\$1,208,650	\$1,150,000	- 4.9%	\$1,205,000	\$1,195,000	- 0.8%
Percent of Original List Price Received*	99.6%	93.5%	- 6.1%	100.8%	97.3%	- 3.5%
Days on Market Until Sale	18	48	+ 166.7%	20	31	+ 55.0%
Inventory of Homes for Sale	44	80	+ 81.8%	--	--	--
Months Supply of Inventory	1.7	3.3	+ 94.1%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	44	49	+ 11.4%	270	383	+ 41.9%
Pending Sales	19	30	+ 57.9%	201	194	- 3.5%
Closed Sales	29	22	- 24.1%	202	177	- 12.4%
Median Sales Price*	\$655,000	\$736,000	+ 12.4%	\$667,500	\$680,000	+ 1.9%
Percent of Original List Price Received*	98.5%	97.1%	- 1.4%	99.9%	97.3%	- 2.6%
Days on Market Until Sale	27	38	+ 40.7%	29	37	+ 27.6%
Inventory of Homes for Sale	53	74	+ 39.6%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

