

Local Market Update for September 2026

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

92128

Rancho Bernardo East

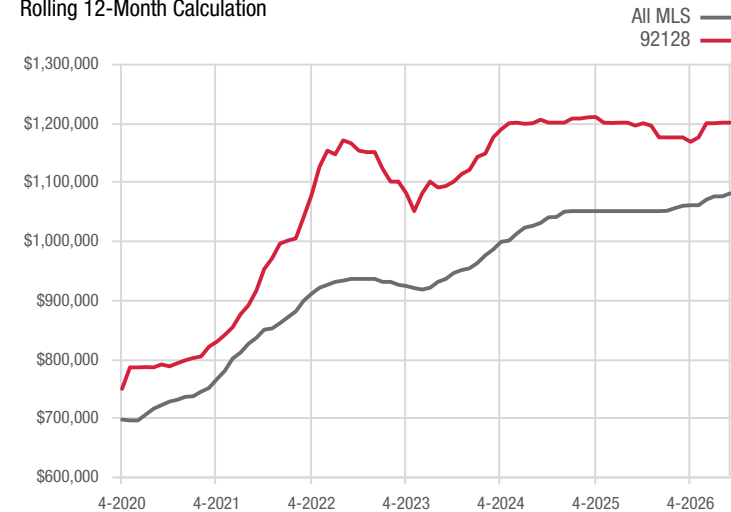
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	42	46	+ 9.5%	409	388	- 5.1%
Pending Sales	31	28	- 9.7%	238	261	+ 9.7%
Closed Sales	30	27	- 10.0%	227	253	+ 11.5%
Median Sales Price*	\$1,158,500	\$1,155,000	- 0.3%	\$1,195,000	\$1,227,500	+ 2.7%
Percent of Original List Price Received*	94.4%	95.4%	+ 1.1%	96.9%	97.8%	+ 0.9%
Days on Market Until Sale	47	38	- 19.1%	32	29	- 9.4%
Inventory of Homes for Sale	80	59	- 26.3%	—	—	—
Months Supply of Inventory	3.2	2.1	- 34.4%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	49	31	- 36.7%	431	395	- 8.4%
Pending Sales	27	15	- 44.4%	226	230	+ 1.8%
Closed Sales	30	19	- 36.7%	213	220	+ 3.3%
Median Sales Price*	\$684,950	\$640,000	- 6.6%	\$683,500	\$675,000	- 1.2%
Percent of Original List Price Received*	96.1%	97.1%	+ 1.0%	97.2%	97.2%	0.0%
Days on Market Until Sale	47	45	- 4.3%	38	40	+ 5.3%
Inventory of Homes for Sale	75	87	+ 16.0%	—	—	—
Months Supply of Inventory	3.2	3.6	+ 12.5%	—	—	—

* 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

