

Local Market Update for November 2025

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

92128

Rancho Bernardo East

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		28	28	0.0%	399	469	+ 17.5%
Pending Sales		20	20	0.0%	304	291	- 4.3%
Closed Sales		28	26	- 7.1%	298	280	- 6.0%
Median Sales Price*		\$1,165,000	\$1,102,000	- 5.4%	\$1,202,500	\$1,195,000	- 0.6%
Percent of Original List Price Received*		96.1%	96.8%	+ 0.7%	99.8%	96.7%	- 3.1%
Days on Market Until Sale		32	42	+ 31.3%	21	35	+ 66.7%
Inventory of Homes for Sale		46	52	+ 13.0%	--	--	--
Months Supply of Inventory		1.8	2.0	+ 11.1%	--	--	--

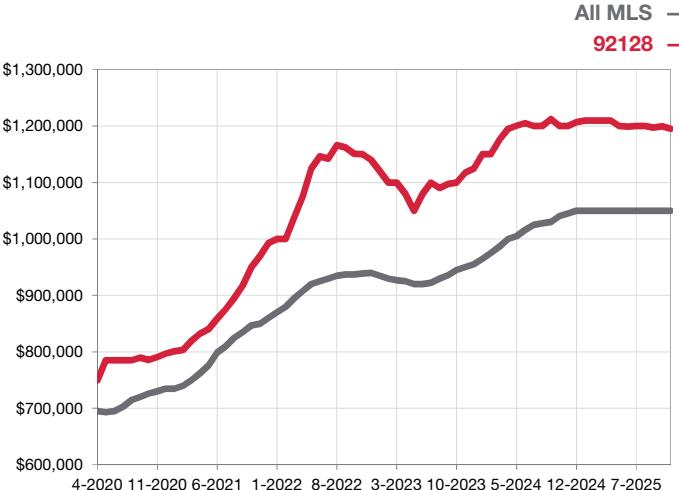
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		19	24	+ 26.3%	332	488	+ 47.0%
Pending Sales		16	21	+ 31.3%	260	266	+ 2.3%
Closed Sales		11	19	+ 72.7%	261	259	- 0.8%
Median Sales Price*		\$640,000	\$698,000	+ 9.1%	\$670,000	\$676,500	+ 1.0%
Percent of Original List Price Received*		96.6%	94.9%	- 1.8%	99.5%	97.0%	- 2.5%
Days on Market Until Sale		44	54	+ 22.7%	29	39	+ 34.5%
Inventory of Homes for Sale		52	53	+ 1.9%	--	--	--
Months Supply of Inventory		2.2	2.2	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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

