

Local Market Update for December 2025

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

92127

Rancho Bernardo West

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		5	5	0.0%	374	364	- 2.7%
Pending Sales		16	20	+ 25.0%	285	252	- 11.6%
Closed Sales		13	16	+ 23.1%	271	254	- 6.3%
Median Sales Price*		\$2,985,000	\$1,980,000	- 33.7%	\$2,275,000	\$2,150,000	- 5.5%
Percent of Original List Price Received*		96.2%	94.4%	- 1.9%	99.0%	96.8%	- 2.2%
Days on Market Until Sale		61	39	- 36.1%	28	41	+ 46.4%
Inventory of Homes for Sale		35	15	- 57.1%	--	--	--
Months Supply of Inventory		1.5	0.7	- 53.3%	--	--	--

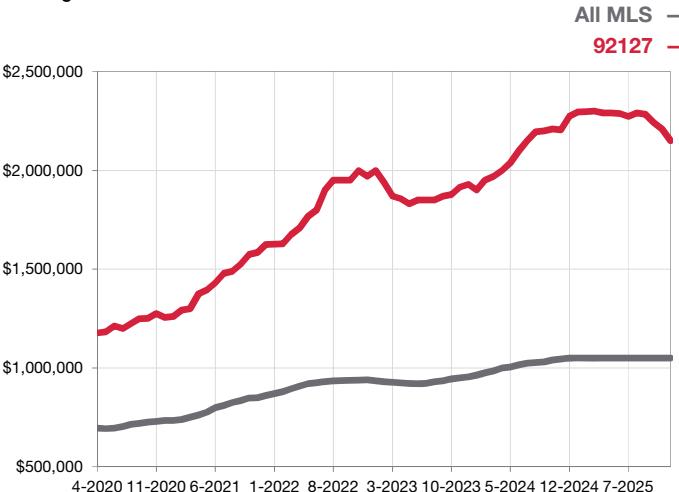
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		8	3	- 62.5%	197	206	+ 4.6%
Pending Sales		3	8	+ 166.7%	146	112	- 23.3%
Closed Sales		8	10	+ 25.0%	148	108	- 27.0%
Median Sales Price*		\$505,000	\$665,000	+ 31.7%	\$795,000	\$800,000	+ 0.6%
Percent of Original List Price Received*		96.5%	96.4%	- 0.1%	99.6%	98.0%	- 1.6%
Days on Market Until Sale		47	45	- 4.3%	28	30	+ 7.1%
Inventory of Homes for Sale		17	12	- 29.4%	--	--	--
Months Supply of Inventory		1.4	1.3	- 7.1%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

