

Local Market Update for January 2026

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

92127

Rancho Bernardo West

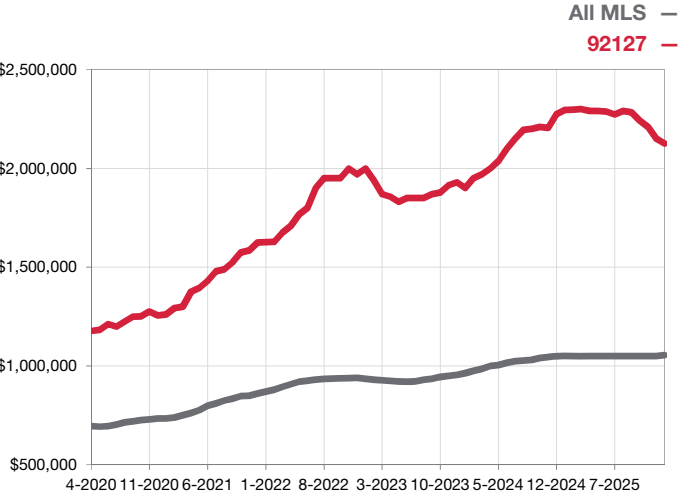
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	33	27	- 18.2%	33	27	- 18.2%
Pending Sales	16	21	+ 31.3%	16	21	+ 31.3%
Closed Sales	26	23	- 11.5%	26	23	- 11.5%
Median Sales Price*	\$2,375,000	\$2,300,000	- 3.2%	\$2,375,000	\$2,300,000	- 3.2%
Percent of Original List Price Received*	97.4%	94.8%	- 2.7%	97.4%	94.8%	- 2.7%
Days on Market Until Sale	42	52	+ 23.8%	42	52	+ 23.8%
Inventory of Homes for Sale	49	34	- 30.6%	--	--	--
Months Supply of Inventory	2.1	1.6	- 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	22	15	- 31.8%	22	15	- 31.8%
Pending Sales	9	7	- 22.2%	9	7	- 22.2%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$492,500	\$1,087,500	+ 120.8%	\$492,500	\$1,087,500	+ 120.8%
Percent of Original List Price Received*	101.9%	96.8%	- 5.0%	101.9%	96.8%	- 5.0%
Days on Market Until Sale	21	64	+ 204.8%	21	64	+ 204.8%
Inventory of Homes for Sale	23	27	+ 17.4%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

* 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

