

# Local Market Update for December 2025

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

## 92128

Rancho Bernardo East

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%	411	436	+ 6.1%
Pending Sales		17	21	+ 23.5%	321	314	- 2.2%
Closed Sales		22	30	+ 36.4%	320	310	- 3.1%
Median Sales Price*		\$1,237,500	\$1,082,500	- 12.5%	\$1,207,000	\$1,181,500	- 2.1%
Percent of Original List Price Received*		95.5%	97.3%	+ 1.9%	99.5%	96.7%	- 2.8%
Days on Market Until Sale		36	29	- 19.4%	22	34	+ 54.5%
Inventory of Homes for Sale		31	15	- 51.6%	--	--	--
Months Supply of Inventory		1.2	0.6	- 50.0%	--	--	--

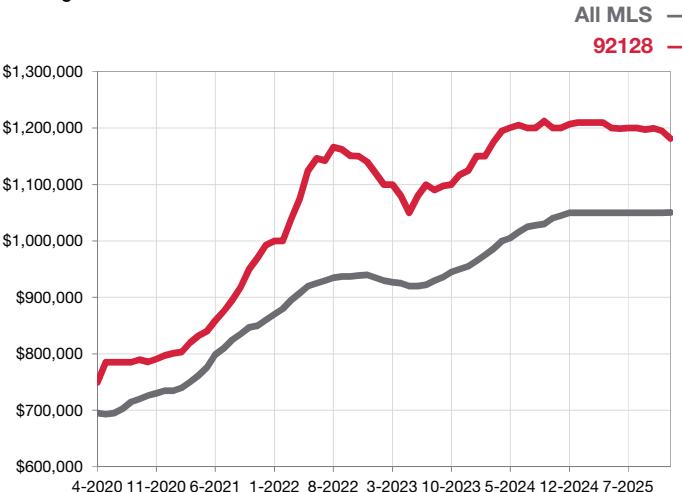
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		14	8	- 42.9%	346	461	+ 33.2%
Pending Sales		18	12	- 33.3%	278	280	+ 0.7%
Closed Sales		18	23	+ 27.8%	279	283	+ 1.4%
Median Sales Price*		\$622,500	\$670,000	+ 7.6%	\$670,000	\$676,500	+ 1.0%
Percent of Original List Price Received*		96.7%	96.6%	- 0.1%	99.4%	96.9%	- 2.5%
Days on Market Until Sale		36	46	+ 27.8%	29	39	+ 34.5%
Inventory of Homes for Sale		38	27	- 28.9%	--	--	--
Months Supply of Inventory		1.6	1.2	- 25.0%	--	--	--

\* 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

