

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92091 - Rancho Santa Fe

North San Diego County

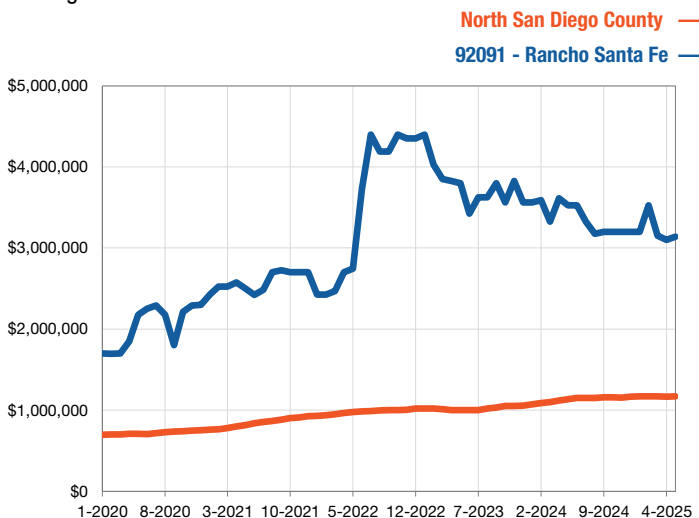
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	4	7	+ 75.0%	36	48	+ 33.3%
Pending Sales	2	0	- 100.0%	27	26	- 3.7%
Closed Sales	2	1	- 50.0%	27	26	- 3.7%
Days on Market Until Sale	11	42	+ 281.8%	49	41	- 16.3%
Median Sales Price*	\$3,137,500	\$3,175,000	+ 1.2%	\$3,525,000	\$3,137,500	- 11.0%
Average Sales Price*	\$3,137,500	\$3,175,000	+ 1.2%	\$4,399,226	\$3,378,197	- 23.2%
Percent of Original List Price Received*	93.8%	97.1%	+ 3.5%	94.3%	93.5%	- 0.8%
Percent of List Price Received*	93.8%	97.1%	+ 3.5%	95.3%	94.7%	- 0.6%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	4.1	5.9	+ 43.9%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	5	1	- 80.0%	38	28	- 26.3%
Pending Sales	2	1	- 50.0%	27	20	- 25.9%
Closed Sales	2	1	- 50.0%	27	21	- 22.2%
Days on Market Until Sale	34	14	- 58.8%	31	28	- 9.7%
Median Sales Price*	\$1,822,500	\$1,225,000	- 32.8%	\$1,486,875	\$1,610,000	+ 8.3%
Average Sales Price*	\$1,822,500	\$1,225,000	- 32.8%	\$1,520,532	\$1,620,238	+ 6.6%
Percent of Original List Price Received*	91.2%	93.5%	+ 2.5%	96.1%	94.2%	- 2.0%
Percent of List Price Received*	96.5%	93.5%	- 3.1%	98.3%	95.7%	- 2.6%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 37.9%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

