

Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92091 - Rancho Santa Fe

North San Diego County

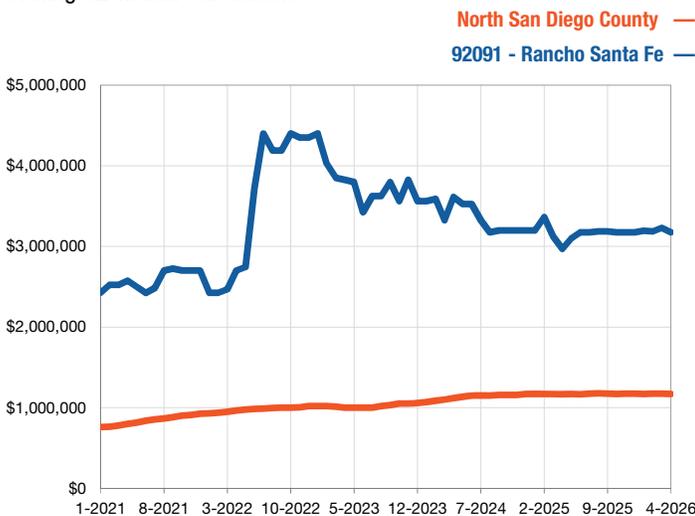
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	44	36	- 18.2%
Pending Sales	4	1	- 75.0%	27	14	- 48.1%
Closed Sales	6	3	- 50.0%	26	13	- 50.0%
Days on Market Until Sale	15	64	+ 326.7%	40	51	+ 27.5%
Median Sales Price*	\$3,237,500	\$2,450,000	- 24.3%	\$2,970,000	\$3,175,000	+ 6.9%
Average Sales Price*	\$3,144,167	\$2,428,333	- 22.8%	\$3,341,659	\$3,662,115	+ 9.6%
Percent of Original List Price Received*	98.2%	88.9%	- 9.5%	93.3%	91.5%	- 1.9%
Percent of List Price Received*	98.2%	91.9%	- 6.4%	94.5%	93.0%	- 1.6%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	3.6	6.4	+ 77.8%	--	--	--

* 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 Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	6	3	- 50.0%	34	32	- 5.9%
Pending Sales	0	3	--	21	22	+ 4.8%
Closed Sales	0	1	--	22	20	- 9.1%
Days on Market Until Sale	0	86	--	29	32	+ 10.3%
Median Sales Price*	\$0	\$1,746,855	--	\$1,612,500	\$1,642,000	+ 1.8%
Average Sales Price*	\$0	\$1,746,855	--	\$1,656,591	\$1,839,568	+ 11.0%
Percent of Original List Price Received*	0.0%	92.0%	--	93.9%	95.7%	+ 1.9%
Percent of List Price Received*	0.0%	98.4%	--	95.8%	97.6%	+ 1.9%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	5.2	2.3	- 55.8%	--	--	--

* 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.

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



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

