

# Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

## 92091 - Rancho Santa Fe

North San Diego County

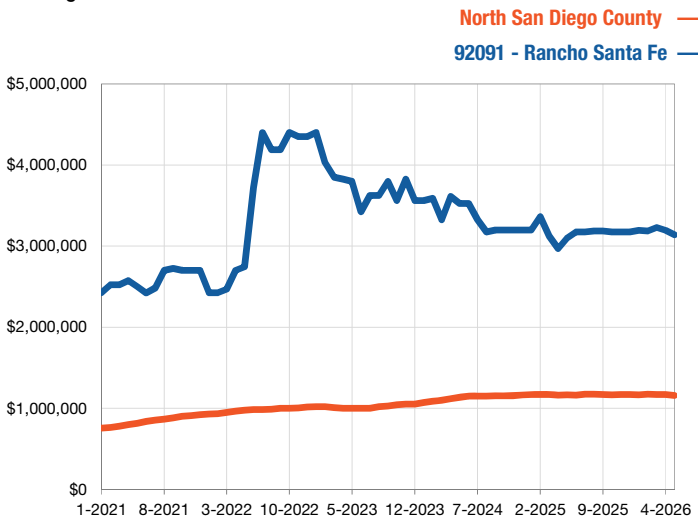
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	9	4	- 55.6%	49	30	- 38.8%
Pending Sales	0	1	--	25	16	- 36.0%
Closed Sales	1	2	+ 100.0%	25	16	- 36.0%
Days on Market Until Sale	42	14	- 66.7%	43	46	+ 7.0%
Median Sales Price*	\$3,175,000	<b>\$2,050,000</b>	- 35.4%	\$3,100,000	<b>\$3,137,500</b>	+ 1.2%
Average Sales Price*	\$3,175,000	<b>\$2,050,000</b>	- 35.4%	\$3,351,325	<b>\$3,573,281</b>	+ 6.6%
Percent of Original List Price Received*	97.1%	<b>99.7%</b>	+ 2.7%	93.4%	<b>92.5%</b>	- 1.0%
Percent of List Price Received*	97.1%	<b>99.7%</b>	+ 2.7%	94.7%	<b>93.7%</b>	- 1.1%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	7.0	6.3	- 10.0%	--	--	--

\* 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 Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	2	3	+ 50.0%	31	34	+ 9.7%
Pending Sales	2	1	- 50.0%	21	20	- 4.8%
Closed Sales	1	1	0.0%	21	20	- 4.8%
Days on Market Until Sale	14	56	+ 300.0%	28	34	+ 21.4%
Median Sales Price*	\$1,225,000	<b>\$1,600,000</b>	+ 30.6%	\$1,610,000	<b>\$1,642,500</b>	+ 2.0%
Average Sales Price*	\$1,225,000	<b>\$1,600,000</b>	+ 30.6%	\$1,620,238	<b>\$1,858,318</b>	+ 14.7%
Percent of Original List Price Received*	93.5%	<b>95.5%</b>	+ 2.1%	94.2%	<b>95.9%</b>	+ 1.8%
Percent of List Price Received*	93.5%	<b>98.5%</b>	+ 5.3%	95.7%	<b>97.8%</b>	+ 2.2%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	5.2	3.5	- 32.7%	--	--	--

\* 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

