

Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92127 - Rancho Bernardo

North San Diego County

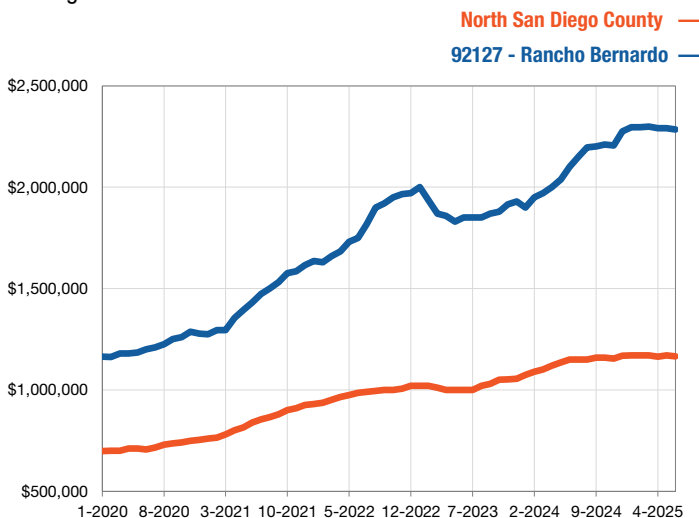
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	27	38	+ 40.7%	336	432	+ 28.6%
Pending Sales	23	17	- 26.1%	253	280	+ 10.7%
Closed Sales	35	25	- 28.6%	253	280	+ 10.7%
Days on Market Until Sale	23	36	+ 56.5%	24	26	+ 8.3%
Median Sales Price*	\$2,350,000	\$2,265,000	- 3.6%	\$2,100,000	\$2,284,000	+ 8.8%
Average Sales Price*	\$2,410,729	\$2,673,100	+ 10.9%	\$2,403,803	\$2,611,490	+ 8.6%
Percent of Original List Price Received*	97.8%	97.3%	- 0.5%	99.4%	98.0%	- 1.4%
Percent of List Price Received*	100.1%	99.0%	- 1.1%	100.3%	99.2%	- 1.1%
Inventory of Homes for Sale	55	70	+ 27.3%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

* 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	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	20	27	+ 35.0%	170	241	+ 41.8%
Pending Sales	10	9	- 10.0%	148	111	- 25.0%
Closed Sales	12	7	- 41.7%	160	116	- 27.5%
Days on Market Until Sale	9	19	+ 111.1%	16	28	+ 75.0%
Median Sales Price*	\$906,000	\$900,000	- 0.7%	\$812,500	\$790,000	- 2.8%
Average Sales Price*	\$1,143,278	\$918,071	- 19.7%	\$852,036	\$824,675	- 3.2%
Percent of Original List Price Received*	100.8%	97.9%	- 2.9%	101.1%	97.9%	- 3.2%
Percent of List Price Received*	100.8%	98.4%	- 2.4%	101.4%	99.5%	- 1.9%
Inventory of Homes for Sale	21	43	+ 104.8%	--	--	--
Months Supply of Inventory	1.7	4.6	+ 170.6%	--	--	--

* 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

