

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92127 - Rancho Bernardo

North San Diego County

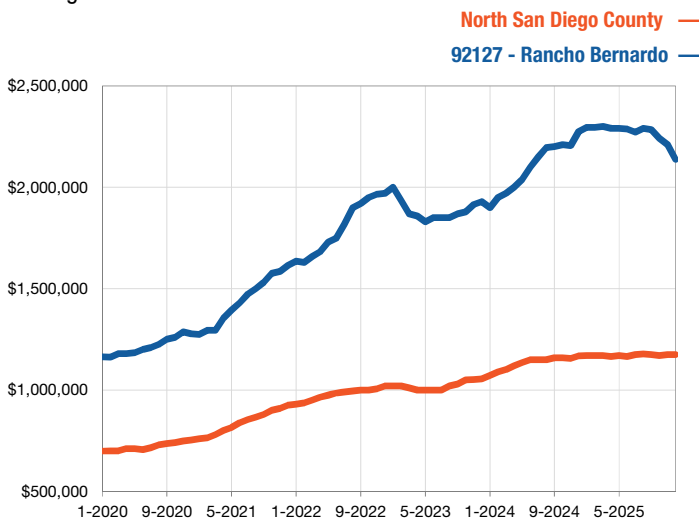
Detached Single-Family	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	20	16	- 20.0%	393	415	+ 5.6%
Pending Sales	16	21	+ 31.3%	285	257	- 9.8%
Closed Sales	13	17	+ 30.8%	271	258	- 4.8%
Days on Market Until Sale	44	35	- 20.5%	22	33	+ 50.0%
Median Sales Price*	\$2,985,000	\$1,950,000	- 34.7%	\$2,275,000	\$2,137,500	- 6.0%
Average Sales Price*	\$3,704,692	\$2,267,804	- 38.8%	\$2,547,215	\$2,461,969	- 3.3%
Percent of Original List Price Received*	96.2%	94.9%	- 1.4%	99.0%	96.9%	- 2.1%
Percent of List Price Received*	97.1%	97.2%	+ 0.1%	100.2%	98.6%	- 1.6%
Inventory of Homes for Sale	50	30	- 40.0%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--

* 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	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	7	8	+ 14.3%	214	234	+ 9.3%
Pending Sales	3	8	+ 166.7%	146	111	- 24.0%
Closed Sales	8	10	+ 25.0%	148	107	- 27.7%
Days on Market Until Sale	41	45	+ 9.8%	22	27	+ 22.7%
Median Sales Price*	\$505,000	\$665,000	+ 31.7%	\$795,000	\$791,000	- 0.5%
Average Sales Price*	\$600,511	\$806,526	+ 34.3%	\$868,988	\$841,875	- 3.1%
Percent of Original List Price Received*	96.5%	96.4%	- 0.1%	99.6%	98.0%	- 1.6%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	100.7%	99.1%	- 1.6%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

* 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

