

# Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92127 - Rancho Bernardo

North San Diego County

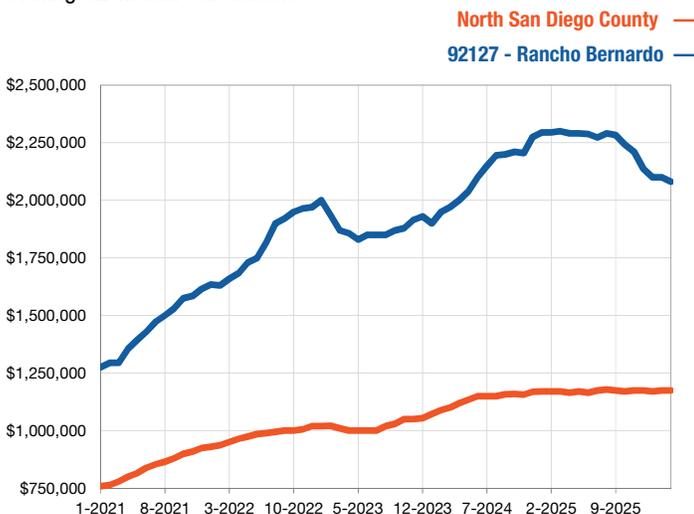
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	45	33	- 26.7%	426	408	- 4.2%
Pending Sales	33	23	- 30.3%	288	253	- 12.2%
Closed Sales	19	23	+ 21.1%	280	266	- 5.0%
Days on Market Until Sale	23	49	+ 113.0%	23	36	+ 56.5%
Median Sales Price*	\$2,324,000	<b>\$2,635,000</b>	+ 13.4%	\$2,300,000	<b>\$2,081,150</b>	- 9.5%
Average Sales Price*	\$2,814,184	<b>\$2,563,565</b>	- 8.9%	\$2,611,018	<b>\$2,382,080</b>	- 8.8%
Percent of Original List Price Received*	99.0%	<b>96.8%</b>	- 2.2%	98.9%	<b>96.5%</b>	- 2.4%
Percent of List Price Received*	99.5%	<b>98.2%</b>	- 1.3%	100.0%	<b>98.4%</b>	- 1.6%
Inventory of Homes for Sale	71	55	- 22.5%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--

\* 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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	27	19	- 29.6%	233	210	- 9.9%
Pending Sales	7	11	+ 57.1%	131	113	- 13.7%
Closed Sales	7	9	+ 28.6%	140	106	- 24.3%
Days on Market Until Sale	35	40	+ 14.3%	23	31	+ 34.8%
Median Sales Price*	\$875,000	<b>\$888,000</b>	+ 1.5%	\$750,000	<b>\$821,700</b>	+ 9.6%
Average Sales Price*	\$741,605	<b>\$756,333</b>	+ 2.0%	\$861,440	<b>\$866,952</b>	+ 0.6%
Percent of Original List Price Received*	97.7%	<b>97.2%</b>	- 0.5%	99.3%	<b>97.4%</b>	- 1.9%
Percent of List Price Received*	98.3%	<b>98.4%</b>	+ 0.1%	100.4%	<b>98.8%</b>	- 1.6%
Inventory of Homes for Sale	44	29	- 34.1%	--	--	--
Months Supply of Inventory	4.0	3.1	- 22.5%	--	--	--

\* 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

