

Local Market Update for October 2024

Provided by the North San Diego County REALTORS®.

92127 - Rancho Bernardo

North San Diego County

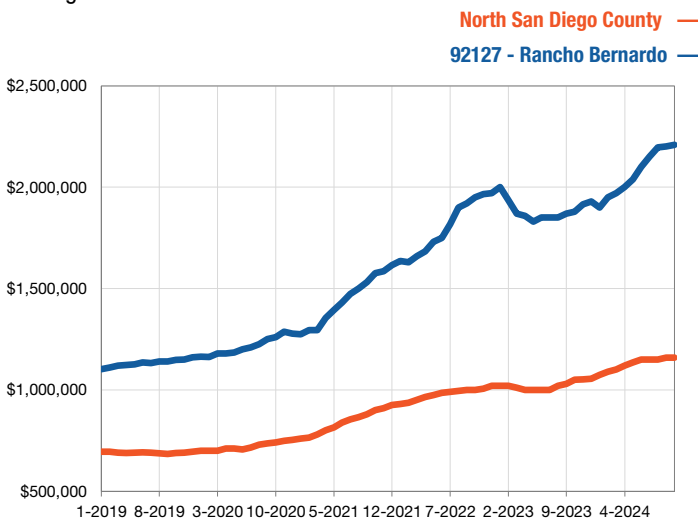
Detached Single-Family	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	16	19	+ 18.8%	346	388	+ 12.1%
Pending Sales	12	27	+ 125.0%	282	280	- 0.7%
Closed Sales	19	25	+ 31.6%	292	264	- 9.6%
Days on Market Until Sale	36	20	- 44.4%	30	22	- 26.7%
Median Sales Price*	\$2,125,000	\$2,300,000	+ 8.2%	\$1,878,500	\$2,210,000	+ 17.6%
Average Sales Price*	\$2,482,206	\$2,610,350	+ 5.2%	\$2,222,680	\$2,494,763	+ 12.2%
Percent of Original List Price Received*	97.4%	98.1%	+ 0.7%	97.8%	99.1%	+ 1.3%
Percent of List Price Received*	99.0%	99.5%	+ 0.5%	99.2%	100.3%	+ 1.1%
Inventory of Homes for Sale	40	35	- 12.5%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

* 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	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	11	16	+ 45.5%	172	202	+ 17.4%
Pending Sales	9	13	+ 44.4%	141	147	+ 4.3%
Closed Sales	19	9	- 52.6%	144	139	- 3.5%
Days on Market Until Sale	24	30	+ 25.0%	25	19	- 24.0%
Median Sales Price*	\$805,000	\$840,000	+ 4.3%	\$805,000	\$840,000	+ 4.3%
Average Sales Price*	\$846,975	\$788,056	- 7.0%	\$821,266	\$888,234	+ 8.2%
Percent of Original List Price Received*	98.3%	96.1%	- 2.2%	99.4%	100.4%	+ 1.0%
Percent of List Price Received*	99.9%	97.7%	- 2.2%	100.5%	101.1%	+ 0.6%
Inventory of Homes for Sale	17	25	+ 47.1%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

* 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

