

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

92127 - Rancho Bernardo

North San Diego County

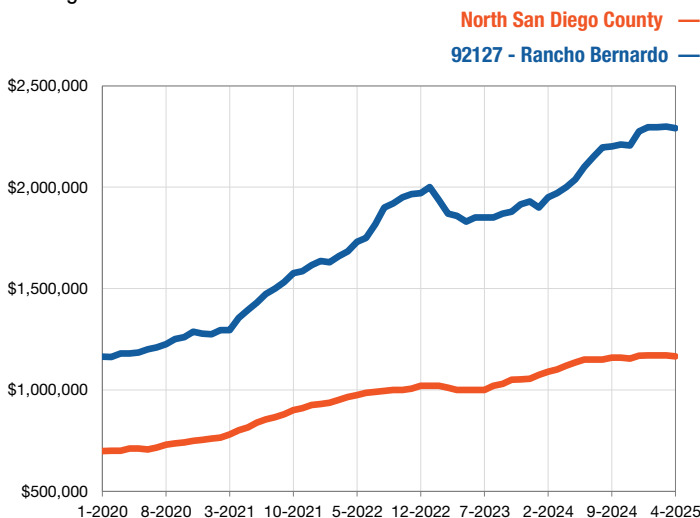
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	48	41	- 14.6%	338	415	+ 22.8%
Pending Sales	19	20	+ 5.3%	255	288	+ 12.9%
Closed Sales	25	33	+ 32.0%	271	288	+ 6.3%
Days on Market Until Sale	12	28	+ 133.3%	26	24	- 7.7%
Median Sales Price*	\$2,255,000	\$1,880,000	- 16.6%	\$2,000,000	\$2,290,000	+ 14.5%
Average Sales Price*	\$2,464,720	\$2,241,574	- 9.1%	\$2,391,036	\$2,581,385	+ 8.0%
Percent of Original List Price Received*	103.4%	98.0%	- 5.2%	99.5%	98.4%	- 1.1%
Percent of List Price Received*	103.4%	99.6%	- 3.7%	100.2%	99.6%	- 0.6%
Inventory of Homes for Sale	58	68	+ 17.2%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--

* 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.

Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	24	17	- 29.2%	187	226	+ 20.9%
Pending Sales	22	17	- 22.7%	157	126	- 19.7%
Closed Sales	15	10	- 33.3%	147	135	- 8.2%
Days on Market Until Sale	13	18	+ 38.5%	19	24	+ 26.3%
Median Sales Price*	\$700,000	\$785,000	+ 12.1%	\$820,000	\$750,000	- 8.5%
Average Sales Price*	\$839,177	\$897,500	+ 7.0%	\$819,530	\$866,585	+ 5.7%
Percent of Original List Price Received*	103.3%	99.9%	- 3.3%	101.0%	98.9%	- 2.1%
Percent of List Price Received*	103.5%	100.6%	- 2.8%	101.5%	100.1%	- 1.4%
Inventory of Homes for Sale	17	34	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	3.2	+ 146.2%	--	--	--

* 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

