

# Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

## 92127 - Rancho Bernardo

North San Diego County

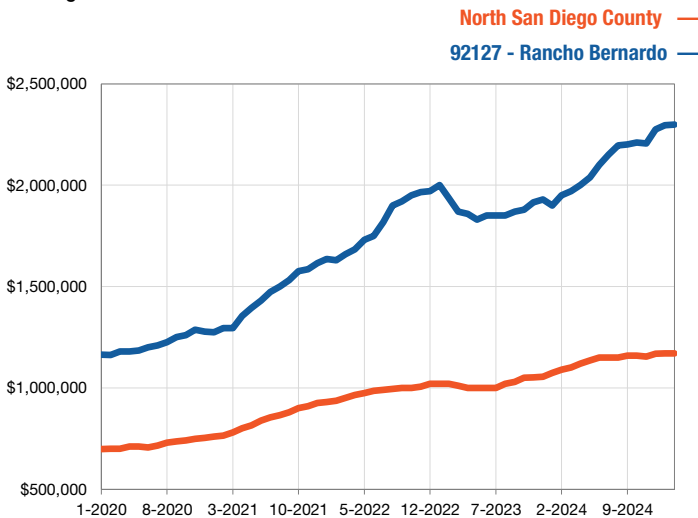
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	28	33	+ 17.9%	335	406	+ 21.2%
Pending Sales	20	25	+ 25.0%	271	289	+ 6.6%
Closed Sales	17	16	- 5.9%	275	281	+ 2.2%
Days on Market Until Sale	22	25	+ 13.6%	28	24	- 14.3%
Median Sales Price*	\$2,013,888	<b>\$2,180,250</b>	+ 8.3%	\$1,950,000	<b>\$2,300,000</b>	+ 17.9%
Average Sales Price*	\$2,069,123	<b>\$2,409,588</b>	+ 16.5%	\$2,339,873	<b>\$2,614,989</b>	+ 11.8%
Percent of Original List Price Received*	99.2%	100.5%	+ 1.3%	98.7%	99.0%	+ 0.3%
Percent of List Price Received*	99.4%	100.1%	+ 0.7%	99.6%	100.1%	+ 0.5%
Inventory of Homes for Sale	37	42	+ 13.5%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

\* 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	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	21	19	- 9.5%	176	214	+ 21.6%
Pending Sales	14	7	- 50.0%	141	138	- 2.1%
Closed Sales	11	11	0.0%	140	147	+ 5.0%
Days on Market Until Sale	18	24	+ 33.3%	22	22	0.0%
Median Sales Price*	\$650,000	<b>\$739,000</b>	+ 13.7%	\$812,500	<b>\$790,000</b>	- 2.8%
Average Sales Price*	\$738,736	<b>\$779,991</b>	+ 5.6%	\$815,564	<b>\$863,971</b>	+ 5.9%
Percent of Original List Price Received*	101.1%	99.2%	- 1.9%	100.3%	99.7%	- 0.6%
Percent of List Price Received*	101.0%	100.0%	- 1.0%	101.0%	100.8%	- 0.2%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

\* 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

