

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92091 - Rancho Santa Fe

North San Diego County

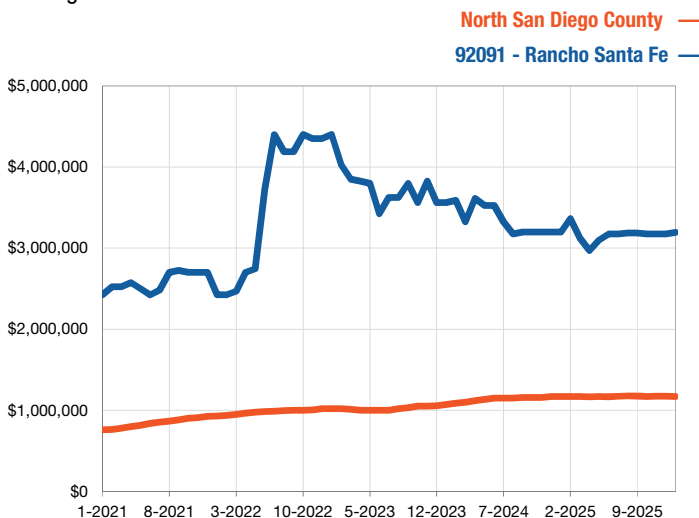
Detached Single-Family	January			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	5	4	- 20.0%	45	37	- 17.8%
Pending Sales	2	1	- 50.0%	24	19	- 20.8%
Closed Sales	3	1	- 66.7%	25	17	- 32.0%
Days on Market Until Sale	62	28	- 54.8%	44	47	+ 6.8%
Median Sales Price*	\$2,650,000	\$6,050,000	+ 128.3%	\$3,200,000	\$3,195,000	- 0.2%
Average Sales Price*	\$3,528,930	\$6,050,000	+ 71.4%	\$4,030,452	\$3,544,078	- 12.1%
Percent of Original List Price Received*	84.0%	96.1%	+ 14.4%	92.5%	94.6%	+ 2.3%
Percent of List Price Received*	86.5%	96.1%	+ 11.1%	93.9%	95.4%	+ 1.6%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	6.5	4.3	- 33.8%	--	--	--

* 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	January			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	1	3	+ 200.0%	29	38	+ 31.0%
Pending Sales	1	1	0.0%	23	18	- 21.7%
Closed Sales	1	3	+ 200.0%	23	19	- 17.4%
Days on Market Until Sale	12	30	+ 150.0%	32	29	- 9.4%
Median Sales Price*	\$1,410,000	\$1,899,000	+ 34.7%	\$1,600,000	\$1,599,000	- 0.1%
Average Sales Price*	\$1,410,000	\$1,884,667	+ 33.7%	\$1,613,826	\$1,813,237	+ 12.4%
Percent of Original List Price Received*	97.2%	98.0%	+ 0.8%	95.7%	94.3%	- 1.5%
Percent of List Price Received*	97.2%	99.4%	+ 2.3%	97.7%	95.8%	- 1.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

* 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

