

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92091 - Rancho Santa Fe

North San Diego County

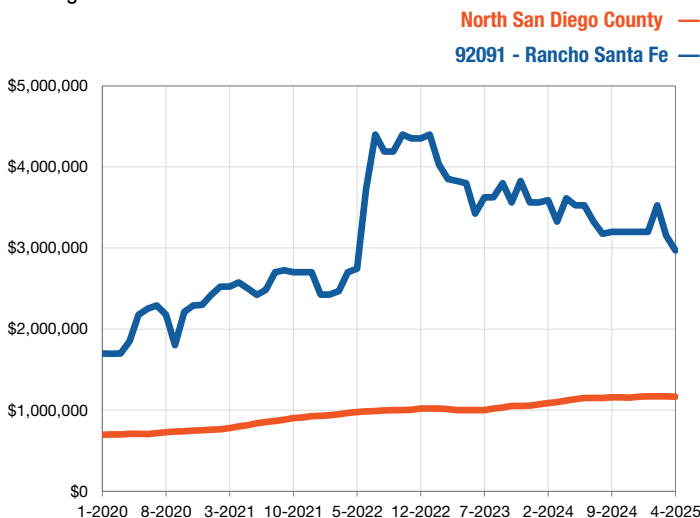
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	5	4	- 20.0%	36	46	+ 27.8%
Pending Sales	2	3	+ 50.0%	27	27	0.0%
Closed Sales	4	5	+ 25.0%	30	26	- 13.3%
Days on Market Until Sale	6	13	+ 116.7%	53	39	- 26.4%
Median Sales Price*	\$5,950,000	\$3,250,000	- 45.4%	\$3,612,500	\$2,970,000	- 17.8%
Average Sales Price*	\$5,395,625	\$3,128,000	- 42.0%	\$4,366,470	\$3,373,389	- 22.7%
Percent of Original List Price Received*	96.8%	99.1%	+ 2.4%	94.0%	93.4%	- 0.6%
Percent of List Price Received*	96.8%	99.1%	+ 2.4%	95.0%	94.6%	- 0.4%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	3.7	4.4	+ 18.9%	--	--	--

* 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.

Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	3	3	0.0%	35	30	- 14.3%
Pending Sales	3	0	- 100.0%	25	21	- 16.0%
Closed Sales	3	0	- 100.0%	25	22	- 12.0%
Days on Market Until Sale	46	0	- 100.0%	31	29	- 6.5%
Median Sales Price*	\$1,500,000	\$0	- 100.0%	\$1,486,875	\$1,612,500	+ 8.4%
Average Sales Price*	\$1,502,333	\$0	- 100.0%	\$1,496,375	\$1,656,591	+ 10.7%
Percent of Original List Price Received*	98.3%	0.0%	- 100.0%	96.4%	93.9%	- 2.6%
Percent of List Price Received*	100.1%	0.0%	- 100.0%	98.4%	95.8%	- 2.6%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

* 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

