Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92127 - Rancho Bernardo

North San Diego County

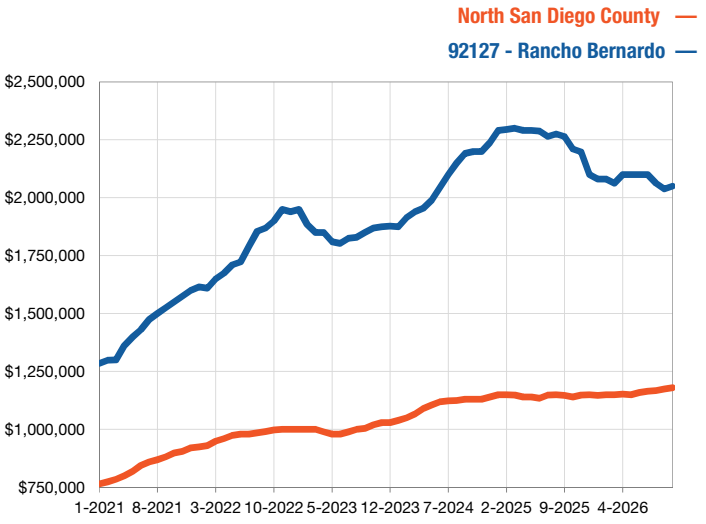
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	32	**27**	- 15.6%	435	**412**	- 5.3%
Pending Sales	17	**22**	+ 29.4%	265	**292**	+ 10.2%
Closed Sales	23	**25**	+ 8.7%	274	**287**	+ 4.7%
Days on Market Until Sale	40	**36**	- 10.0%	32	**34**	+ 6.3%
Median Sales Price*	$1,875,000	**$1,950,000**	+ 4.0%	$2,210,250	**$2,050,000**	- 7.3%
Average Sales Price*	$2,032,456	**$2,387,806**	+ 17.5%	$2,503,238	**$2,412,618**	- 3.6%
Percent of Original List Price Received*	94.8%	**97.1%**	+ 2.4%	97.1%	**97.1%**	0.0%
Percent of List Price Received*	97.7%	**98.6%**	+ 0.9%	98.5%	**98.6%**	+ 0.1%
Inventory of Homes for Sale	76	**56**	- 26.3%	--	--	--
Months Supply of Inventory	3.4	**2.3**	- 32.4%	--	--	--

* 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.

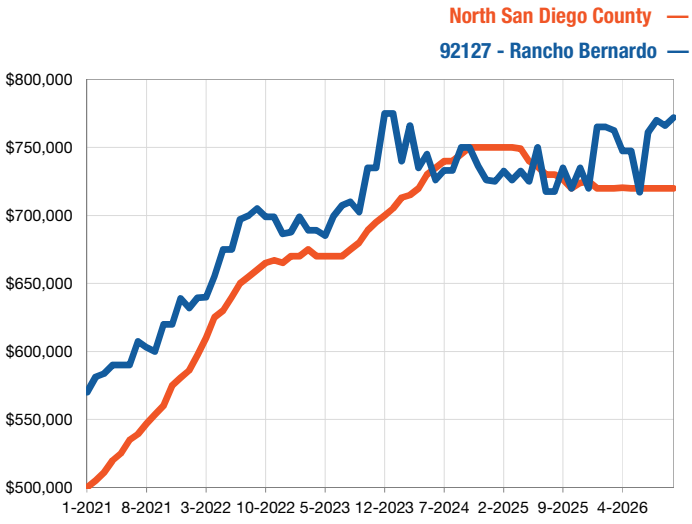
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	22	**12**	- 45.5%	225	**196**	- 12.9%
Pending Sales	8	**5**	- 37.5%	96	**97**	+ 1.0%
Closed Sales	11	**5**	- 54.5%	101	**101**	0.0%
Days on Market Until Sale	14	**31**	+ 121.4%	25	**33**	+ 32.0%
Median Sales Price*	$601,000	**$945,000**	+ 57.2%	$720,000	**$772,000**	+ 7.2%
Average Sales Price*	$712,535	**$868,400**	+ 21.9%	$758,863	**$760,494**	+ 0.2%
Percent of Original List Price Received*	99.4%	**98.2%**	- 1.2%	97.9%	**97.5%**	- 0.4%
Percent of List Price Received*	100.1%	**98.9%**	- 1.2%	99.1%	**99.0%**	- 0.1%
Inventory of Homes for Sale	44	**31**	- 29.5%	--	--	--
Months Supply of Inventory	5.5	**3.8**	- 30.9%	--	--	--

* 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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.