

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92127 - Rancho Bernardo

North San Diego County

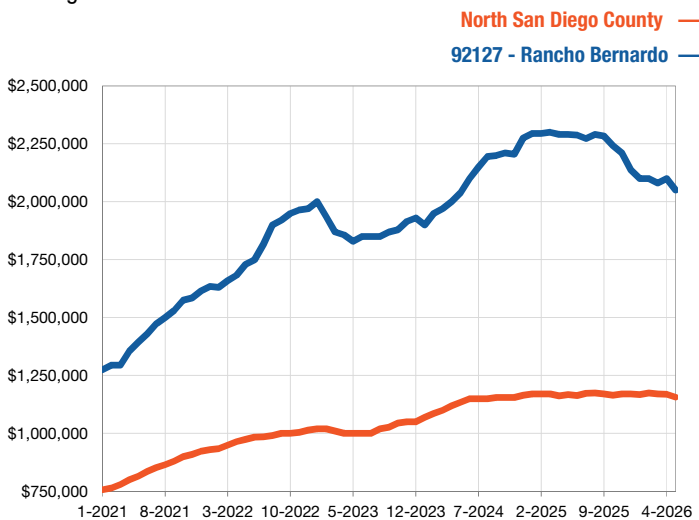
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	49	52	+ 6.1%	423	423	0.0%
Pending Sales	35	36	+ 2.9%	285	262	- 8.1%
Closed Sales	25	27	+ 8.0%	290	262	- 9.7%
Days on Market Until Sale	23	25	+ 8.7%	25	36	+ 44.0%
Median Sales Price*	\$2,050,000	\$1,475,000	- 28.0%	\$2,290,000	\$2,050,000	- 10.5%
Average Sales Price*	\$2,483,999	\$1,909,903	- 23.1%	\$2,581,949	\$2,311,001	- 10.5%
Percent of Original List Price Received*	97.5%	97.8%	+ 0.3%	98.1%	96.4%	- 1.7%
Percent of List Price Received*	98.4%	98.8%	+ 0.4%	99.3%	98.3%	- 1.0%
Inventory of Homes for Sale	78	71	- 9.0%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--

* 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.

Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	24	13	- 45.8%	234	195	- 16.7%
Pending Sales	3	7	+ 133.3%	112	104	- 7.1%
Closed Sales	9	7	- 22.2%	121	100	- 17.4%
Days on Market Until Sale	24	31	+ 29.2%	26	32	+ 23.1%
Median Sales Price*	\$800,000	\$770,000	- 3.8%	\$750,000	\$872,000	+ 16.3%
Average Sales Price*	\$788,633	\$812,687	+ 3.1%	\$850,869	\$863,930	+ 1.5%
Percent of Original List Price Received*	96.0%	97.2%	+ 1.3%	98.1%	97.3%	- 0.8%
Percent of List Price Received*	98.8%	100.1%	+ 1.3%	99.7%	98.7%	- 1.0%
Inventory of Homes for Sale	45	31	- 31.1%	--	--	--
Months Supply of Inventory	4.8	3.6	- 25.0%	--	--	--

* 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

