Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92128 - Rancho Bernardo

North San Diego County

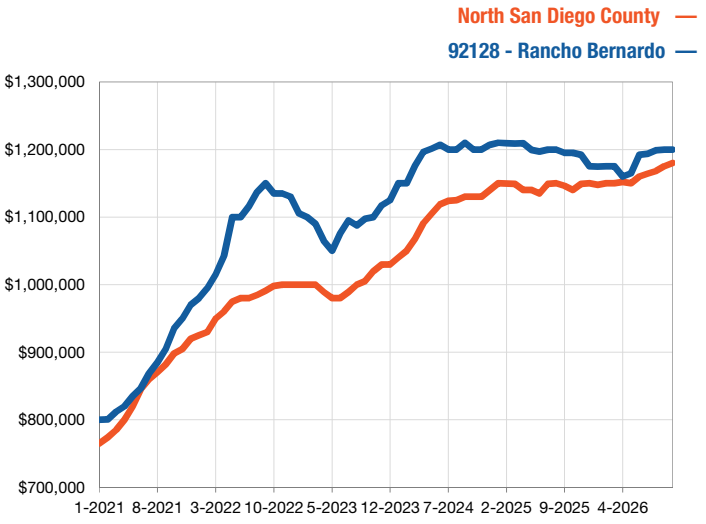
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	34	**41**	+ 20.6%	492	**506**	+ 2.8%
Pending Sales	32	**29**	- 9.4%	316	**346**	+ 9.5%
Closed Sales	27	**31**	+ 14.8%	312	**352**	+ 12.8%
Days on Market Until Sale	43	**22**	- 48.8%	29	**26**	- 10.3%
Median Sales Price*	$1,200,000	**$1,270,000**	+ 5.8%	$1,195,000	**$1,200,000**	+ 0.4%
Average Sales Price*	$1,294,389	**$1,281,468**	- 1.0%	$1,239,555	**$1,256,067**	+ 1.3%
Percent of Original List Price Received*	94.8%	**98.1%**	+ 3.5%	96.5%	**97.7%**	+ 1.2%
Percent of List Price Received*	97.4%	**99.2%**	+ 1.8%	98.3%	**99.0%**	+ 0.7%
Inventory of Homes for Sale	78	**51**	- 34.6%	--	--	--
Months Supply of Inventory	3.0	**1.8**	- 40.0%	--	--	--

* 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.

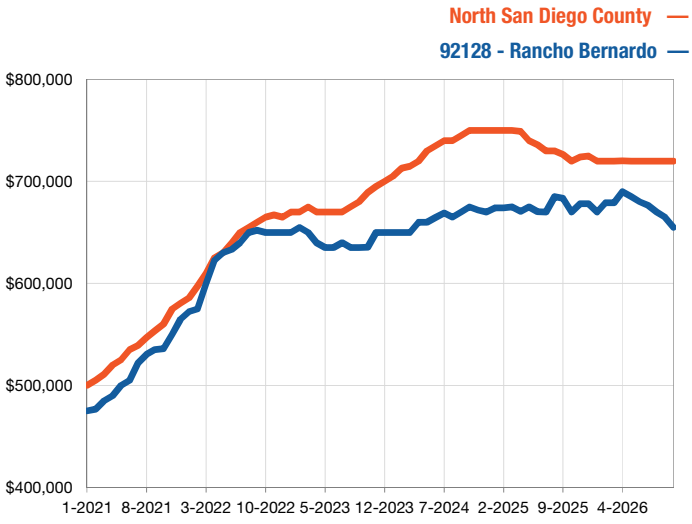
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	42	**35**	- 16.7%	511	**494**	- 3.3%
Pending Sales	23	**24**	+ 4.3%	282	**298**	+ 5.7%
Closed Sales	28	**20**	- 28.6%	270	**296**	+ 9.6%
Days on Market Until Sale	29	**35**	+ 20.7%	33	**37**	+ 12.1%
Median Sales Price*	$622,500	**$568,000**	- 8.8%	$670,000	**$655,000**	- 2.2%
Average Sales Price*	$669,779	**$584,963**	- 12.7%	$684,231	**$665,433**	- 2.7%
Percent of Original List Price Received*	97.0%	**96.2%**	- 0.8%	97.1%	**97.1%**	0.0%
Percent of List Price Received*	98.8%	**97.6%**	- 1.2%	98.8%	**98.9%**	+ 0.1%
Inventory of Homes for Sale	94	**80**	- 14.9%	--	--	--
Months Supply of Inventory	4.0	**3.2**	- 20.0%	--	--	--

* 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



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