## **Local Market Update for September 2025**

Provided by the North San Diego County REALTORS®.



## 92128 - Rancho Bernardo

North San Diego County

Detached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	42	43	+ 2.4%	446	496	+ 11.2%	
Pending Sales	19	32	+ 68.4%	316	313	- 0.9%	
Closed Sales	28	30	+ 7.1%	312	309	- 1.0%	
Days on Market Until Sale	24	41	+ 70.8%	18	28	+ 55.6%	
Median Sales Price*	\$1,237,500	\$1,158,500	- 6.4%	\$1,207,000	\$1,190,000	- 1.4%	
Average Sales Price*	\$1,382,832	\$1,235,807	- 10.6%	\$1,244,527	\$1,228,320	- 1.3%	
Percent of Original List Price Received*	97.8%	94.4%	- 3.5%	100.2%	96.7%	- 3.5%	
Percent of List Price Received*	99.5%	97.0%	- 2.5%	100.9%	98.4%	- 2.5%	
Inventory of Homes for Sale	58	84	+ 44.8%				
Months Supply of Inventory	2.2	3.2	+ 45.5%				

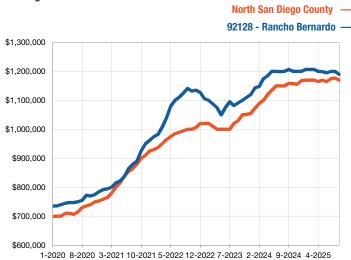
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	36	43	+ 19.4%	379	484	+ 27.7%	
Pending Sales	26	24	- 7.7%	289	272	- 5.9%	
Closed Sales	24	29	+ 20.8%	291	261	- 10.3%	
Days on Market Until Sale	26	44	+ 69.2%	20	33	+ 65.0%	
Median Sales Price*	\$725,000	\$699,900	- 3.5%	\$672,000	\$675,000	+ 0.4%	
Average Sales Price*	\$739,035	\$678,678	- 8.2%	\$703,751	\$688,481	- 2.2%	
Percent of Original List Price Received*	98.2%	96.1%	- 2.1%	99.9%	97.3%	- 2.6%	
Percent of List Price Received*	99.3%	98.9%	- 0.4%	100.5%	98.9%	- 1.6%	
Inventory of Homes for Sale	61	71	+ 16.4%				
Months Supply of Inventory	2.5	3.1	+ 24.0%				

<sup>\*</sup> 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

