

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92128 - Rancho Bernardo

North San Diego County

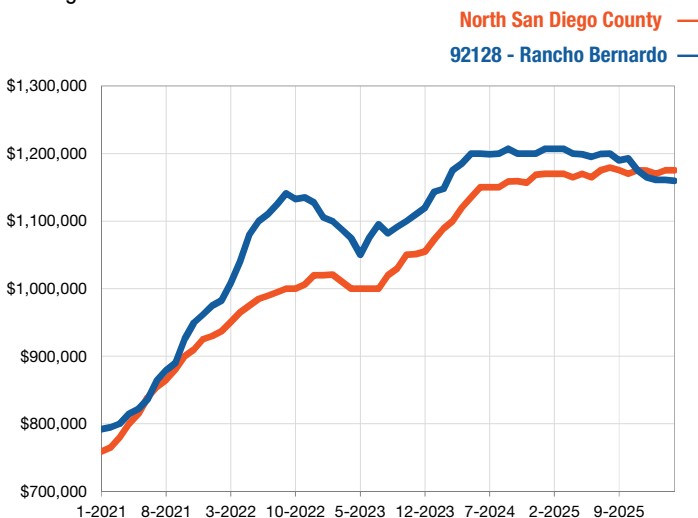
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	46	65	+ 41.3%	472	564	+ 19.5%
Pending Sales	35	40	+ 14.3%	333	346	+ 3.9%
Closed Sales	25	27	+ 8.0%	324	342	+ 5.6%
Days on Market Until Sale	27	35	+ 29.6%	21	31	+ 47.6%
Median Sales Price*	\$1,125,000	\$1,050,000	- 6.7%	\$1,207,000	\$1,159,500	- 3.9%
Average Sales Price*	\$1,183,460	\$1,094,722	- 7.5%	\$1,242,417	\$1,201,682	- 3.3%
Percent of Original List Price Received*	97.3%	97.0%	- 0.3%	98.8%	96.7%	- 2.1%
Percent of List Price Received*	99.7%	98.2%	- 1.5%	99.9%	98.4%	- 1.5%
Inventory of Homes for Sale	50	77	+ 54.0%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

* 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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	53	33	- 37.7%	402	478	+ 18.9%
Pending Sales	24	20	- 16.7%	267	271	+ 1.5%
Closed Sales	24	23	- 4.2%	264	270	+ 2.3%
Days on Market Until Sale	30	33	+ 10.0%	27	35	+ 29.6%
Median Sales Price*	\$715,000	\$699,000	- 2.2%	\$675,000	\$680,000	+ 0.7%
Average Sales Price*	\$732,292	\$739,939	+ 1.0%	\$700,356	\$687,007	- 1.9%
Percent of Original List Price Received*	98.8%	98.4%	- 0.4%	98.7%	96.9%	- 1.8%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.7%	98.9%	- 0.8%
Inventory of Homes for Sale	78	50	- 35.9%	--	--	--
Months Supply of Inventory	3.5	2.2	- 37.1%	--	--	--

* 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

