

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

92128 - Rancho Bernardo

North San Diego County

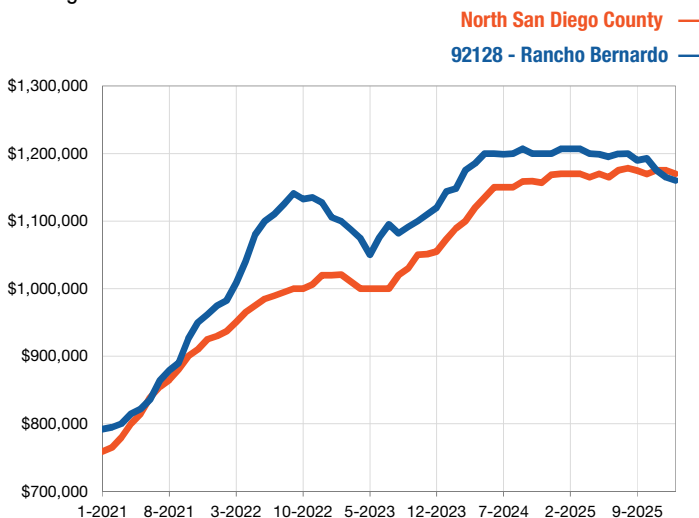
Detached Single-Family	January			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	48	44	- 8.3%	460	518	+ 12.6%
Pending Sales	22	30	+ 36.4%	328	337	+ 2.7%
Closed Sales	16	16	0.0%	326	325	- 0.3%
Days on Market Until Sale	30	32	+ 6.7%	20	30	+ 50.0%
Median Sales Price*	\$1,197,500	\$1,052,500	- 12.1%	\$1,207,000	\$1,160,000	- 3.9%
Average Sales Price*	\$1,254,988	\$1,122,969	- 10.5%	\$1,245,990	\$1,209,133	- 3.0%
Percent of Original List Price Received*	97.3%	97.1%	- 0.2%	99.3%	96.7%	- 2.6%
Percent of List Price Received*	97.8%	99.0%	+ 1.2%	100.3%	98.5%	- 1.8%
Inventory of Homes for Sale	53	51	- 3.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

* 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	January			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	37	41	+ 10.8%	376	521	+ 38.6%
Pending Sales	16	18	+ 12.5%	271	280	+ 3.3%
Closed Sales	15	7	- 53.3%	273	275	+ 0.7%
Days on Market Until Sale	58	45	- 22.4%	25	34	+ 36.0%
Median Sales Price*	\$750,000	\$620,000	- 17.3%	\$674,000	\$667,500	- 1.0%
Average Sales Price*	\$734,567	\$670,614	- 8.7%	\$702,336	\$682,672	- 2.8%
Percent of Original List Price Received*	95.4%	96.0%	+ 0.6%	99.2%	97.0%	- 2.2%
Percent of List Price Received*	97.1%	98.1%	+ 1.0%	100.1%	98.9%	- 1.2%
Inventory of Homes for Sale	51	63	+ 23.5%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

