

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92128 - Rancho Bernardo

North San Diego County

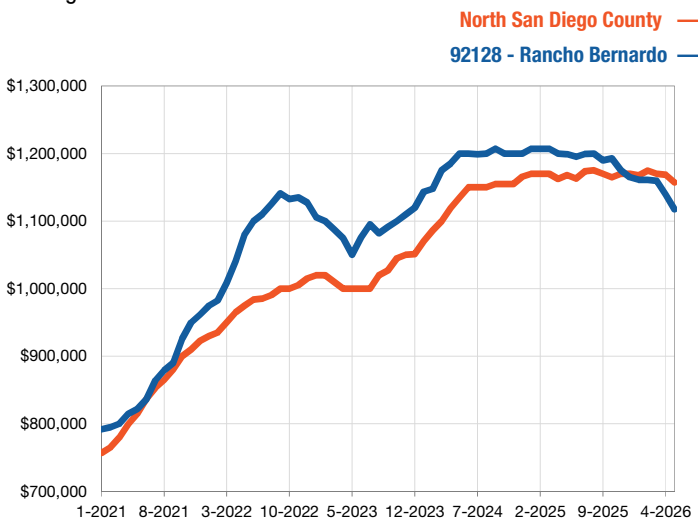
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	51	68	+ 33.3%	476	620	+ 30.3%
Pending Sales	30	49	+ 63.3%	326	398	+ 22.1%
Closed Sales	33	55	+ 66.7%	329	378	+ 14.9%
Days on Market Until Sale	18	18	0.0%	22	31	+ 40.9%
Median Sales Price*	\$1,188,000	\$1,020,000	- 14.1%	\$1,199,000	\$1,117,500	- 6.8%
Average Sales Price*	\$1,246,767	\$1,067,264	- 14.4%	\$1,236,217	\$1,150,389	- 6.9%
Percent of Original List Price Received*	96.9%	98.2%	+ 1.3%	98.2%	96.6%	- 1.6%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	99.6%	98.3%	- 1.3%
Inventory of Homes for Sale	86	99	+ 15.1%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	58	13	- 77.6%	448	406	- 9.4%
Pending Sales	27	13	- 51.9%	265	257	- 3.0%
Closed Sales	20	14	- 30.0%	259	264	+ 1.9%
Days on Market Until Sale	19	40	+ 110.5%	28	37	+ 32.1%
Median Sales Price*	\$734,500	\$685,000	- 6.7%	\$674,000	\$685,000	+ 1.6%
Average Sales Price*	\$722,850	\$750,100	+ 3.8%	\$696,600	\$686,626	- 1.4%
Percent of Original List Price Received*	98.3%	96.0%	- 2.3%	98.3%	96.8%	- 1.5%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	101	41	- 59.4%	--	--	--
Months Supply of Inventory	4.6	1.9	- 58.7%	--	--	--

* 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

