

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92128 - Rancho Bernardo

North San Diego County

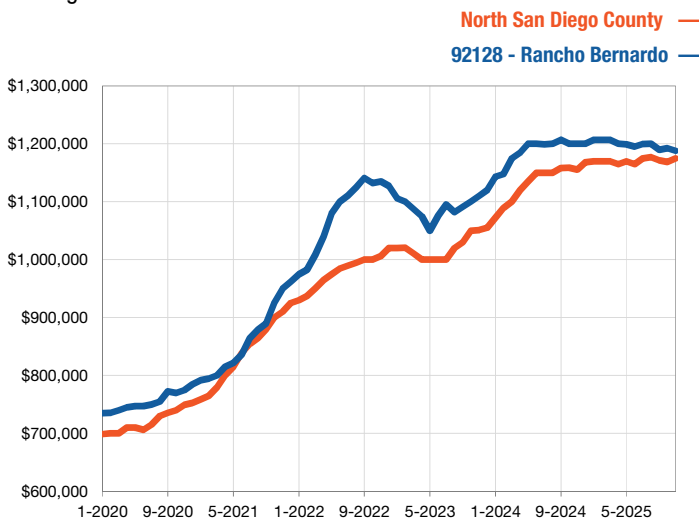
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	24	31	+ 29.2%	440	507	+ 15.2%
Pending Sales	21	21	0.0%	319	322	+ 0.9%
Closed Sales	28	29	+ 3.6%	321	315	- 1.9%
Days on Market Until Sale	29	37	+ 27.6%	20	30	+ 50.0%
Median Sales Price*	\$1,165,000	\$1,051,000	- 9.8%	\$1,200,000	\$1,188,000	- 1.0%
Average Sales Price*	\$1,183,304	\$1,115,214	- 5.8%	\$1,237,834	\$1,228,252	- 0.8%
Percent of Original List Price Received*	96.1%	96.6%	+ 0.5%	99.6%	96.6%	- 3.0%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	100.5%	98.4%	- 2.1%
Inventory of Homes for Sale	49	61	+ 24.5%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

* 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	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	18	24	+ 33.3%	367	500	+ 36.2%
Pending Sales	16	21	+ 31.3%	277	281	+ 1.4%
Closed Sales	12	19	+ 58.3%	279	273	- 2.2%
Days on Market Until Sale	41	50	+ 22.0%	21	34	+ 61.9%
Median Sales Price*	\$640,000	\$698,000	+ 9.1%	\$674,000	\$670,250	- 0.6%
Average Sales Price*	\$647,491	\$671,789	+ 3.8%	\$700,560	\$685,813	- 2.1%
Percent of Original List Price Received*	96.6%	94.9%	- 1.8%	99.5%	96.9%	- 2.6%
Percent of List Price Received*	99.1%	98.4%	- 0.7%	100.3%	98.8%	- 1.5%
Inventory of Homes for Sale	54	53	- 1.9%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

* 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

