Shea REALTY GROUP | COMPASS

Rancho Bernardo

City of San Diego · Rancho Bernardo community

Every month I pull the single-family homes sold across Rancho Bernardo, so you can see what is really happening in our neighborhood. The four numbers below cover the last 12 months, compared with the 12 months before.

$1,225,000
MEDIAN SALE PRICE
flat vs. prior 12 months

$641
PRICE PER SQ FT
down 1.5% vs. prior 12 months

267
HOMES SOLD
225 in the prior 12 months

32 days
ON THE MARKET
median for the 50 homes for sale now

Most recent sales

ADDRESS	BEDS / BATHS	SQ FT	SOLD PRICE	$ / SQ FT	SOLD
11019 Avenida De Los Lobos	4 / 2.5	2,368	$1,473,000	$622	Oct 26
17690 Azucar Way	3 / 2.5	1,444	$988,888	$685	Oct 23
11293 Calenda	3 / 2	1,548	$965,000	$623	Oct 22
12485 Grandee Rd	6 / 3.5	2,755	$1,981,000	$719	Oct 22
18034 Via Tarifa	3 / 2	1,969	$1,392,500	$707	Oct 21
18541 Locksley St	4 / 2	2,082	$1,370,000	$658	Oct 20
11911 Lomica Dr	3 / 3	2,002	$1,050,000	$524	Oct 19
12907 Camino Emparrado	3 / 2	1,957	$1,425,000	$728	Oct 19
Plus 63 more sales in the last 3 months.					

FOR SALE RIGHT NOW
50 homes · median asking $1,074,000 · median 32 days on the market

CONDOS & TOWNHOMES, LAST 12 MONTHS
232 sold · median $647,000 · $526/sq ft · 74 for sale now

My read on the month

Price per square foot in Rancho Bernardo held steady this year, and more homes changed hands (267 sold, up from 225). There are 50 houses for sale today, about 2.2 months of supply at this year's pace, so a well-prepared home still stands out. If you are curious what yours would bring, I'm happy to give you my honest opinion, no pressure.

Jon

Data: closed sales and active listings from the San Diego MLS (SDMLS) and California Regional MLS (CRMLS), pulled Oct 29, 2026. Information deemed reliable but not guaranteed. Single-family homes unless noted. Some listings may be left out under MLS rules. Rancho Bernardo here is the City of San Diego's Rancho Bernardo community planning area. It leaves out 4S Ranch, Del Sur, Carmel Mountain Ranch and Sabre Springs, which share the 92127 and 92128 ZIP codes.

Jon Shea · Broker · DRE #01844475 · Shea Realty Group at Compass. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. This is not intended to solicit property already listed with another broker.

THIS WINTER

Getting your home ready for El Niño

NOAA gives better than 83% odds of a strong to very strong El Niño this winter, and its outlook leans wetter than normal for Southern California. Here is what I would do before the first big storm:

- **Clean gutters and downspouts**, and extend downspouts a few feet away from the foundation.
- **Walk the roof.** Look for cracked or slipped tiles and worn flashing around vents and chimneys.
- **Clear yard drains and brow ditches**, especially on slope and hillside lots.
- **Check the grading.** Soil should slope away from the house so water drains out, not in.
- **Cover bare slopes** with mulch, jute netting or plants to slow erosion.
- **Review your insurance.** Standard homeowners policies do not cover flooding, and a flood policy usually takes 30 days to start.
- **Empty sandbags** (up to 10 per household, sand not included) are available at the Scripps Ranch Recreation Center, the City's pickup site for our district. Current list: sandiego.gov/storm-preparedness.

WHEN IT'S TIME TO SELL

What makes your home worth more

What I see work for sellers here in Rancho Bernardo:

- **Fix what pays you back.** Before spending a dollar, find out which repairs buyers pay for and which ones you can leave alone.
- **Stage it.** Staged homes photograph better and show better. One of my sellers in Escondido got an offer over asking the same day as the open house.
- **Price it from your own street.** The right number comes from recent sales like the ones on the front of this page.
- **Check any cash offer first.** My parents got a letter offering $961,351 for their home. I had just sold a less upgraded model match on the same street for $1,516,445.
- **Time it with the market.** With few homes for sale, a well-prepared listing gets the attention. Sometimes the honest answer is to wait, and I will tell you that too.

Want the number for your home?

Book a free 15-minute personal walk-through. I come to your home and give you a real number, a list of what is worth fixing and an honest read on your timing. No obligation.

Book my walk-through

Call or text me: (858) 354-5103

I was born and raised in Rancho Bernardo and I'm raising my family here. If you ever have a question about your home, my phone is always on. **Jon Shea**, Broker, Shea Realty Group at Compass

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