

# Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92130 - Carmel Valley

North San Diego County

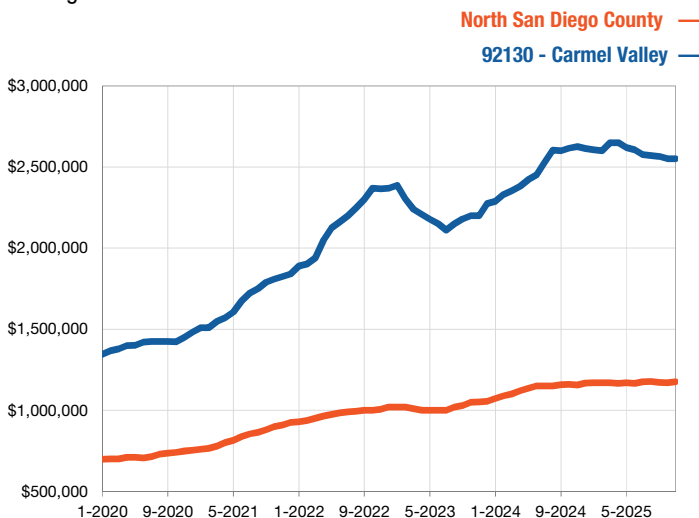
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	15	16	+ 6.7%	290	329	+ 13.4%
Pending Sales	7	14	+ 100.0%	223	232	+ 4.0%
Closed Sales	10	14	+ 40.0%	225	231	+ 2.7%
Days on Market Until Sale	16	61	+ 281.3%	22	28	+ 27.3%
Median Sales Price*	\$2,215,000	\$2,448,500	+ 10.5%	\$2,625,000	\$2,550,000	- 2.9%
Average Sales Price*	\$2,262,348	\$3,108,896	+ 37.4%	\$2,833,953	\$2,794,138	- 1.4%
Percent of Original List Price Received*	101.4%	92.4%	- 8.9%	100.1%	97.5%	- 2.6%
Percent of List Price Received*	101.5%	94.1%	- 7.3%	100.8%	98.8%	- 2.0%
Inventory of Homes for Sale	40	31	- 22.5%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

\* 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	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	19	10	- 47.4%	243	243	0.0%
Pending Sales	21	15	- 28.6%	161	163	+ 1.2%
Closed Sales	16	11	- 31.3%	150	168	+ 12.0%
Days on Market Until Sale	27	20	- 25.9%	21	31	+ 47.6%
Median Sales Price*	\$912,450	\$1,040,000	+ 14.0%	\$1,008,000	\$990,000	- 1.8%
Average Sales Price*	\$1,023,463	\$989,182	- 3.3%	\$1,096,420	\$1,033,335	- 5.8%
Percent of Original List Price Received*	98.5%	99.3%	+ 0.8%	100.6%	98.1%	- 2.5%
Percent of List Price Received*	99.5%	100.5%	+ 1.0%	100.8%	99.2%	- 1.6%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--

\* 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

