

Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

92130 - Carmel Valley

North San Diego County

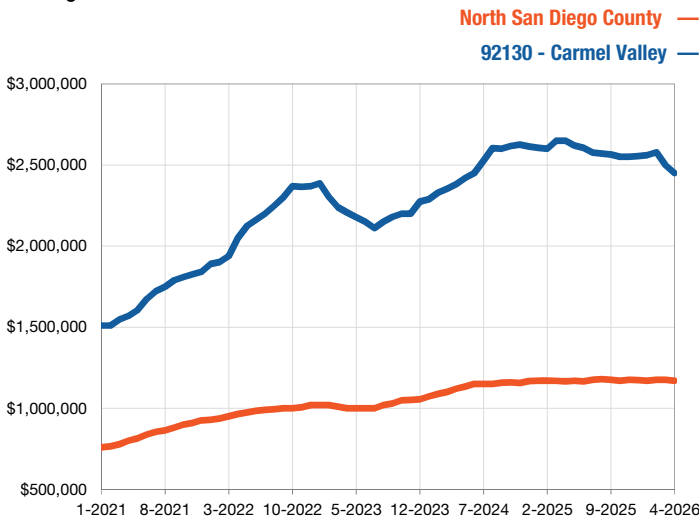
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	41	44	+ 7.3%	312	326	+ 4.5%
Pending Sales	26	26	0.0%	228	216	- 5.3%
Closed Sales	26	32	+ 23.1%	225	219	- 2.7%
Days on Market Until Sale	18	13	- 27.8%	24	26	+ 8.3%
Median Sales Price*	\$2,542,104	\$2,450,000	- 3.6%	\$2,650,000	\$2,450,000	- 7.5%
Average Sales Price*	\$2,841,613	\$2,514,908	- 11.5%	\$2,824,179	\$2,693,429	- 4.6%
Percent of Original List Price Received*	100.1%	100.4%	+ 0.3%	99.2%	97.4%	- 1.8%
Percent of List Price Received*	101.0%	100.7%	- 0.3%	100.1%	98.6%	- 1.5%
Inventory of Homes for Sale	49	54	+ 10.2%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

* 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.

Attached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	21	18	- 14.3%	263	192	- 27.0%
Pending Sales	12	8	- 33.3%	155	135	- 12.9%
Closed Sales	14	6	- 57.1%	159	138	- 13.2%
Days on Market Until Sale	12	12	0.0%	24	31	+ 29.2%
Median Sales Price*	\$1,066,500	\$1,289,500	+ 20.9%	\$962,000	\$1,050,000	+ 9.1%
Average Sales Price*	\$1,116,211	\$1,240,815	+ 11.2%	\$1,062,043	\$1,081,790	+ 1.9%
Percent of Original List Price Received*	99.8%	98.3%	- 1.5%	99.7%	97.4%	- 2.3%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	100.2%	98.7%	- 1.5%
Inventory of Homes for Sale	52	27	- 48.1%	--	--	--
Months Supply of Inventory	4.0	2.4	- 40.0%	--	--	--

* 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

