

# Local Market Update for September 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92130 - Carmel Valley

North San Diego County

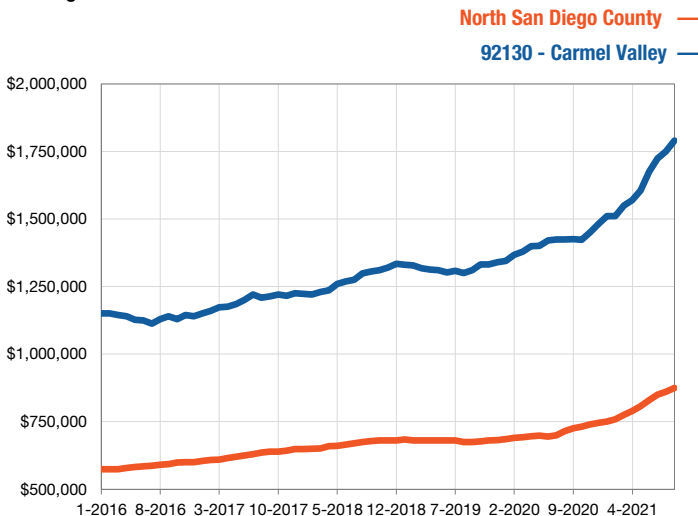
Detached Single-Family	September			Rolling 12 Months		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
<b>Key Metrics</b>						
New Listings	59	31	- 47.5%	639	558	- 12.7%
Pending Sales	63	37	- 41.3%	497	516	+ 3.8%
Closed Sales	53	53	0.0%	461	563	+ 22.1%
Days on Market Until Sale	24	11	- 54.2%	30	17	- 43.3%
Median Sales Price*	\$1,460,000	\$1,955,000	+ 33.9%	\$1,425,000	\$1,790,237	+ 25.6%
Average Sales Price*	\$1,619,946	\$2,237,918	+ 38.1%	\$1,635,971	\$1,961,470	+ 19.9%
Percent of Original List Price Received*	98.4%	104.2%	+ 5.9%	97.3%	103.3%	+ 6.2%
Percent of List Price Received*	99.0%	102.2%	+ 3.2%	98.5%	102.8%	+ 4.4%
Inventory of Homes for Sale	97	24	- 75.3%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--

\* 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	September			Rolling 12 Months		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
<b>Key Metrics</b>						
New Listings	23	15	- 34.8%	288	267	- 7.3%
Pending Sales	26	18	- 30.8%	218	244	+ 11.9%
Closed Sales	23	21	- 8.7%	217	249	+ 14.7%
Days on Market Until Sale	14	24	+ 71.4%	22	15	- 31.8%
Median Sales Price*	\$688,500	\$750,000	+ 8.9%	\$660,000	\$720,000	+ 9.1%
Average Sales Price*	\$708,913	\$750,286	+ 5.8%	\$672,475	\$764,104	+ 13.6%
Percent of Original List Price Received*	99.6%	101.5%	+ 1.9%	98.6%	102.6%	+ 4.1%
Percent of List Price Received*	99.8%	101.5%	+ 1.7%	99.1%	102.5%	+ 3.4%
Inventory of Homes for Sale	31	15	- 51.6%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

\* 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.

**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation

