

Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

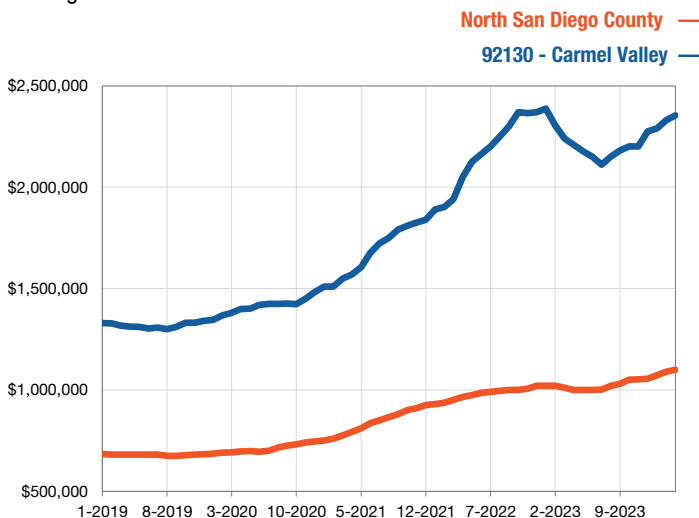
Detached Single-Family	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	24	37	+ 54.2%	356	300	- 15.7%
Pending Sales	20	30	+ 50.0%	236	207	- 12.3%
Closed Sales	25	17	- 32.0%	250	194	- 22.4%
Days on Market Until Sale	25	23	- 8.0%	24	23	- 4.2%
Median Sales Price*	\$2,025,000	\$2,350,000	+ 16.0%	\$2,240,000	\$2,354,000	+ 5.1%
Average Sales Price*	\$2,160,783	\$2,667,696	+ 23.5%	\$2,547,382	\$2,693,030	+ 5.7%
Percent of Original List Price Received*	98.5%	103.4%	+ 5.0%	98.1%	99.1%	+ 1.0%
Percent of List Price Received*	99.1%	103.9%	+ 4.8%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale	33	24	- 27.3%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	11	11	0.0%	233	174	- 25.3%
Pending Sales	10	10	0.0%	164	143	- 12.8%
Closed Sales	17	13	- 23.5%	176	141	- 19.9%
Days on Market Until Sale	50	11	- 78.0%	29	21	- 27.6%
Median Sales Price*	\$930,000	\$1,200,000	+ 29.0%	\$962,500	\$1,013,000	+ 5.2%
Average Sales Price*	\$962,647	\$1,187,923	+ 23.4%	\$1,033,214	\$1,064,484	+ 3.0%
Percent of Original List Price Received*	98.3%	103.3%	+ 5.1%	99.4%	101.0%	+ 1.6%
Percent of List Price Received*	100.2%	102.6%	+ 2.4%	100.8%	101.3%	+ 0.5%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

* 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.

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



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

