

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

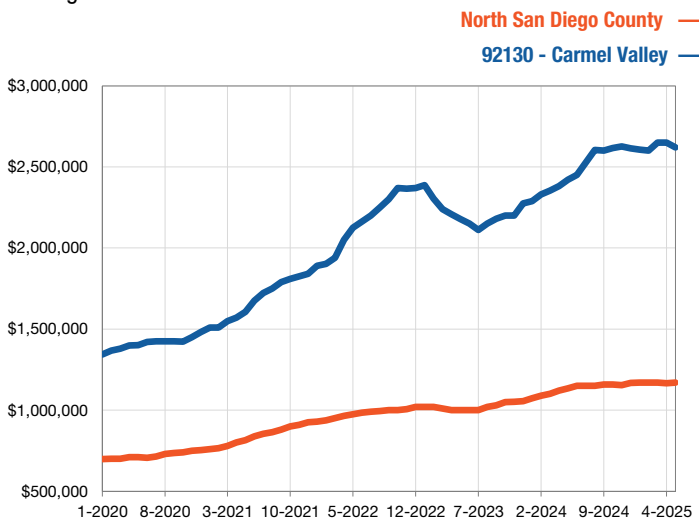
Detached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	35	31	- 11.4%	312	306	- 1.9%
Pending Sales	22	22	0.0%	222	228	+ 2.7%
Closed Sales	24	31	+ 29.2%	217	232	+ 6.9%
Days on Market Until Sale	11	23	+ 109.1%	21	25	+ 19.0%
Median Sales Price*	\$2,687,000	\$2,588,888	- 3.7%	\$2,420,000	\$2,621,000	+ 8.3%
Average Sales Price*	\$2,744,708	\$2,776,061	+ 1.1%	\$2,741,290	\$2,825,971	+ 3.1%
Percent of Original List Price Received*	101.4%	98.4%	- 3.0%	99.8%	98.8%	- 1.0%
Percent of List Price Received*	101.9%	99.6%	- 2.3%	100.5%	99.9%	- 0.6%
Inventory of Homes for Sale	46	45	- 2.2%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	32	25	- 21.9%	202	255	+ 26.2%
Pending Sales	15	13	- 13.3%	148	153	+ 3.4%
Closed Sales	17	15	- 11.8%	149	157	+ 5.4%
Days on Market Until Sale	16	19	+ 18.8%	19	25	+ 31.6%
Median Sales Price*	\$1,065,000	\$1,070,000	+ 0.5%	\$1,050,000	\$962,000	- 8.4%
Average Sales Price*	\$1,131,445	\$1,103,867	- 2.4%	\$1,084,495	\$1,058,524	- 2.4%
Percent of Original List Price Received*	102.4%	98.7%	- 3.6%	101.3%	99.3%	- 2.0%
Percent of List Price Received*	101.5%	99.5%	- 2.0%	101.3%	100.0%	- 1.3%
Inventory of Homes for Sale	42	49	+ 16.7%	--	--	--
Months Supply of Inventory	3.4	3.8	+ 11.8%	--	--	--

* 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

