

Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92130 - Carmel Valley

North San Diego County

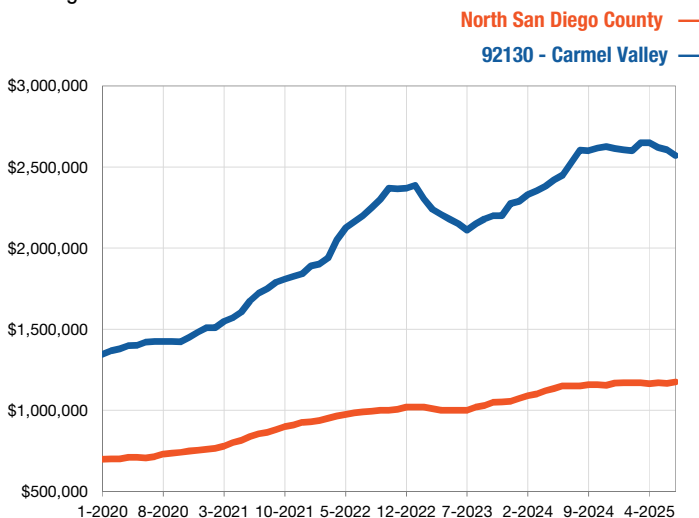
Detached Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	21	31	+ 47.6%	299	324	+ 8.4%
Pending Sales	18	26	+ 44.4%	226	230	+ 1.8%
Closed Sales	22	20	- 9.1%	228	223	- 2.2%
Days on Market Until Sale	19	19	0.0%	20	27	+ 35.0%
Median Sales Price*	\$2,823,500	\$2,357,500	- 16.5%	\$2,527,500	\$2,570,000	+ 1.7%
Average Sales Price*	\$2,861,636	\$2,550,700	- 10.9%	\$2,795,528	\$2,764,756	- 1.1%
Percent of Original List Price Received*	100.2%	98.8%	- 1.4%	100.0%	98.3%	- 1.7%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	100.6%	99.5%	- 1.1%
Inventory of Homes for Sale	45	44	- 2.2%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--

* 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	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	34	33	- 2.9%	219	259	+ 18.3%
Pending Sales	15	12	- 20.0%	147	150	+ 2.0%
Closed Sales	17	16	- 5.9%	149	154	+ 3.4%
Days on Market Until Sale	14	34	+ 142.9%	19	28	+ 47.4%
Median Sales Price*	\$962,000	\$990,000	+ 2.9%	\$1,013,000	\$970,000	- 4.2%
Average Sales Price*	\$1,053,123	\$1,014,967	- 3.6%	\$1,086,734	\$1,051,301	- 3.3%
Percent of Original List Price Received*	101.5%	96.2%	- 5.2%	101.3%	98.4%	- 2.9%
Percent of List Price Received*	100.8%	97.6%	- 3.2%	101.2%	99.4%	- 1.8%
Inventory of Homes for Sale	54	54	0.0%	--	--	--
Months Supply of Inventory	4.4	4.3	- 2.3%	--	--	--

* 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.

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



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

