

Local Market Update for February 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

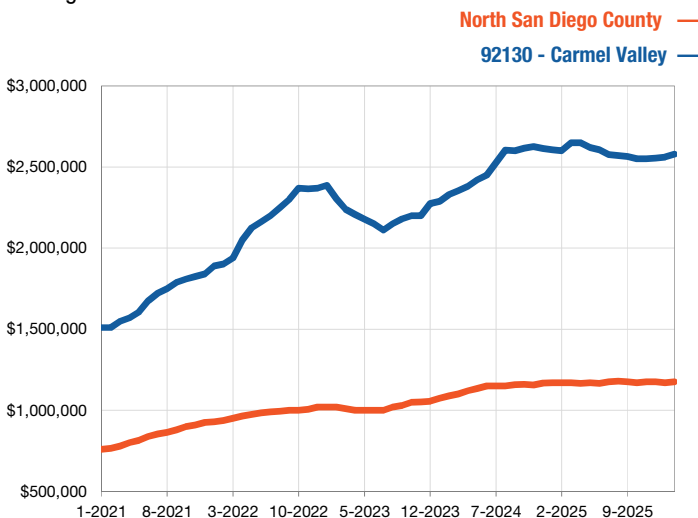
Detached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	38	25	- 34.2%	315	308	- 2.2%
Pending Sales	21	10	- 52.4%	236	203	- 14.0%
Closed Sales	21	17	- 19.0%	232	216	- 6.9%
Days on Market Until Sale	16	27	+ 68.8%	23	29	+ 26.1%
Median Sales Price*	\$2,560,000	\$3,100,000	+ 21.1%	\$2,600,000	\$2,579,000	- 0.8%
Average Sales Price*	\$2,722,343	\$3,256,765	+ 19.6%	\$2,771,180	\$2,800,095	+ 1.0%
Percent of Original List Price Received*	99.6%	99.3%	- 0.3%	99.9%	97.2%	- 2.7%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	100.7%	98.7%	- 2.0%
Inventory of Homes for Sale	42	37	- 11.9%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	24	12	- 50.0%	250	223	- 10.8%
Pending Sales	16	8	- 50.0%	158	147	- 7.0%
Closed Sales	8	5	- 37.5%	156	155	- 0.6%
Days on Market Until Sale	42	33	- 21.4%	26	29	+ 11.5%
Median Sales Price*	\$892,500	\$885,000	- 0.8%	\$968,500	\$1,007,500	+ 4.0%
Average Sales Price*	\$932,813	\$1,000,000	+ 7.2%	\$1,074,872	\$1,058,361	- 1.5%
Percent of Original List Price Received*	99.3%	97.0%	- 2.3%	100.2%	97.8%	- 2.4%
Percent of List Price Received*	101.0%	97.4%	- 3.6%	100.5%	98.9%	- 1.6%
Inventory of Homes for Sale	38	18	- 52.6%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--

* 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

