

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

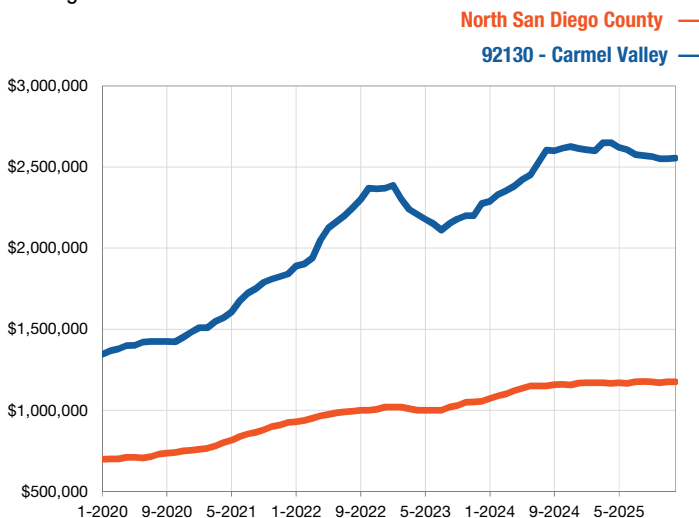
Detached Single-Family	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	15	3	- 80.0%	300	317	+ 5.7%
Pending Sales	15	8	- 46.7%	228	226	- 0.9%
Closed Sales	12	15	+ 25.0%	228	234	+ 2.6%
Days on Market Until Sale	34	50	+ 47.1%	22	29	+ 31.8%
Median Sales Price*	\$2,067,500	\$2,300,000	+ 11.2%	\$2,613,500	\$2,555,000	- 2.2%
Average Sales Price*	\$2,461,917	\$2,459,468	- 0.1%	\$2,825,107	\$2,789,721	- 1.3%
Percent of Original List Price Received*	98.2%	94.3%	- 4.0%	100.1%	97.2%	- 2.9%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	100.8%	98.7%	- 2.1%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--

* 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.

Attached Single-Family	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	4	+ 33.3%	240	244	+ 1.7%
Pending Sales	10	5	- 50.0%	161	159	- 1.2%
Closed Sales	17	11	- 35.3%	156	162	+ 3.8%
Days on Market Until Sale	46	42	- 8.7%	24	30	+ 25.0%
Median Sales Price*	\$821,700	\$988,000	+ 20.2%	\$997,500	\$995,000	- 0.3%
Average Sales Price*	\$958,085	\$1,156,888	+ 20.7%	\$1,087,064	\$1,049,722	- 3.4%
Percent of Original List Price Received*	97.5%	97.7%	+ 0.2%	100.2%	98.1%	- 2.1%
Percent of List Price Received*	98.4%	98.7%	+ 0.3%	100.6%	99.3%	- 1.3%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--

* 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

