

Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

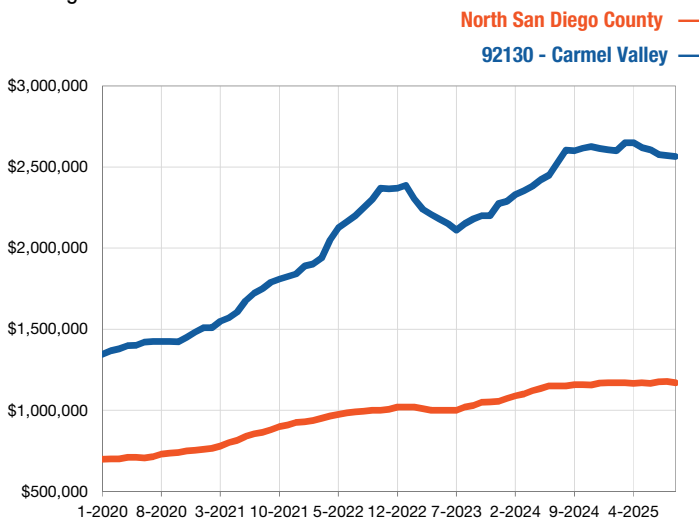
Detached Single-Family	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	22	21	- 4.5%	294	327	+ 11.2%
Pending Sales	14	18	+ 28.6%	218	230	+ 5.5%
Closed Sales	15	16	+ 6.7%	222	230	+ 3.6%
Days on Market Until Sale	25	25	0.0%	21	27	+ 28.6%
Median Sales Price*	\$2,617,000	\$2,677,500	+ 2.3%	\$2,600,000	\$2,565,000	- 1.3%
Average Sales Price*	\$2,911,600	\$2,926,313	+ 0.5%	\$2,814,023	\$2,785,801	- 1.0%
Percent of Original List Price Received*	98.7%	96.3%	- 2.4%	100.0%	97.9%	- 2.1%
Percent of List Price Received*	99.5%	98.2%	- 1.3%	100.7%	99.1%	- 1.6%
Inventory of Homes for Sale	47	41	- 12.8%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--

* 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	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	19	21	+ 10.5%	233	257	+ 10.3%
Pending Sales	10	15	+ 50.0%	144	166	+ 15.3%
Closed Sales	10	19	+ 90.0%	144	162	+ 12.5%
Days on Market Until Sale	22	35	+ 59.1%	19	31	+ 63.2%
Median Sales Price*	\$1,102,500	\$995,000	- 9.8%	\$1,020,000	\$990,000	- 2.9%
Average Sales Price*	\$1,172,300	\$1,040,813	- 11.2%	\$1,084,081	\$1,051,806	- 3.0%
Percent of Original List Price Received*	98.8%	97.3%	- 1.5%	101.1%	97.9%	- 3.2%
Percent of List Price Received*	100.3%	98.5%	- 1.8%	101.2%	99.1%	- 2.1%
Inventory of Homes for Sale	50	29	- 42.0%	--	--	--
Months Supply of Inventory	4.2	2.1	- 50.0%	--	--	--

* 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.

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



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

