

Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

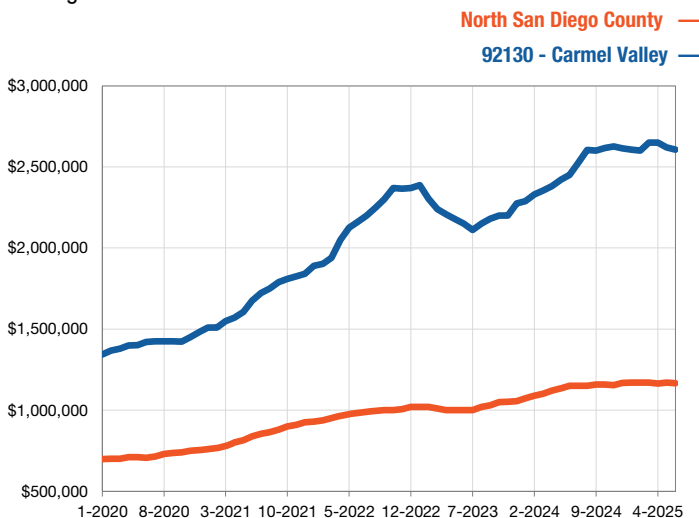
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	31	32	+ 3.2%	308	312	+ 1.3%
Pending Sales	22	13	- 40.9%	229	218	- 4.8%
Closed Sales	22	15	- 31.8%	221	225	+ 1.8%
Days on Market Until Sale	11	23	+ 109.1%	20	27	+ 35.0%
Median Sales Price*	\$2,660,000	\$2,360,000	- 11.3%	\$2,450,000	\$2,606,000	+ 6.4%
Average Sales Price*	\$3,012,044	\$2,608,167	- 13.4%	\$2,795,165	\$2,793,256	- 0.1%
Percent of Original List Price Received*	101.1%	96.9%	- 4.2%	99.9%	98.5%	- 1.4%
Percent of List Price Received*	101.7%	97.8%	- 3.8%	100.7%	99.5%	- 1.2%
Inventory of Homes for Sale	51	57	+ 11.8%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

* 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	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	18	21	+ 16.7%	204	259	+ 27.0%
Pending Sales	12	8	- 33.3%	149	149	0.0%
Closed Sales	9	7	- 22.2%	143	155	+ 8.4%
Days on Market Until Sale	9	24	+ 166.7%	19	25	+ 31.6%
Median Sales Price*	\$1,246,000	\$1,160,000	- 6.9%	\$1,050,000	\$962,000	- 8.4%
Average Sales Price*	\$1,174,333	\$1,129,786	- 3.8%	\$1,091,561	\$1,055,017	- 3.3%
Percent of Original List Price Received*	104.3%	97.9%	- 6.1%	101.4%	99.0%	- 2.4%
Percent of List Price Received*	104.5%	100.4%	- 3.9%	101.4%	99.8%	- 1.6%
Inventory of Homes for Sale	42	51	+ 21.4%	--	--	--
Months Supply of Inventory	3.4	4.1	+ 20.6%	--	--	--

* 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

