

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

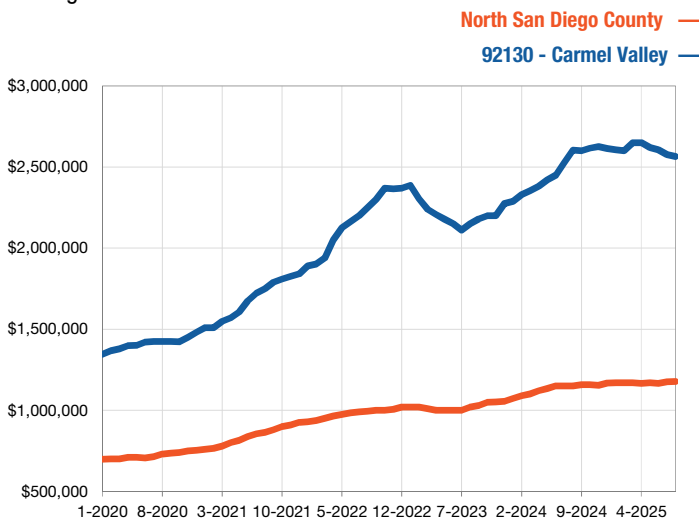
Detached Single-Family	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	24	24	0.0%	291	326	+ 12.0%
Pending Sales	19	14	- 26.3%	223	226	+ 1.3%
Closed Sales	18	22	+ 22.2%	224	228	+ 1.8%
Days on Market Until Sale	32	29	- 9.4%	21	26	+ 23.8%
Median Sales Price*	\$2,940,000	\$2,715,000	- 7.7%	\$2,605,000	\$2,565,000	- 1.5%
Average Sales Price*	\$2,755,827	\$2,929,573	+ 6.3%	\$2,801,499	\$2,781,958	- 0.7%
Percent of Original List Price Received*	98.3%	95.4%	- 3.0%	100.0%	98.0%	- 2.0%
Percent of List Price Received*	99.6%	97.0%	- 2.6%	100.7%	99.2%	- 1.5%
Inventory of Homes for Sale	42	45	+ 7.1%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

* 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	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	23	15	- 34.8%	223	253	+ 13.5%
Pending Sales	12	24	+ 100.0%	146	163	+ 11.6%
Closed Sales	14	12	- 14.3%	147	153	+ 4.1%
Days on Market Until Sale	16	41	+ 156.3%	18	30	+ 66.7%
Median Sales Price*	\$987,500	\$1,254,000	+ 27.0%	\$1,013,000	\$990,000	- 2.3%
Average Sales Price*	\$1,026,768	\$1,134,250	+ 10.5%	\$1,078,868	\$1,061,108	- 1.6%
Percent of Original List Price Received*	100.0%	94.7%	- 5.3%	101.3%	98.0%	- 3.3%
Percent of List Price Received*	100.1%	97.6%	- 2.5%	101.3%	99.2%	- 2.1%
Inventory of Homes for Sale	54	32	- 40.7%	--	--	--
Months Supply of Inventory	4.4	2.4	- 45.5%	--	--	--

* 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

