

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

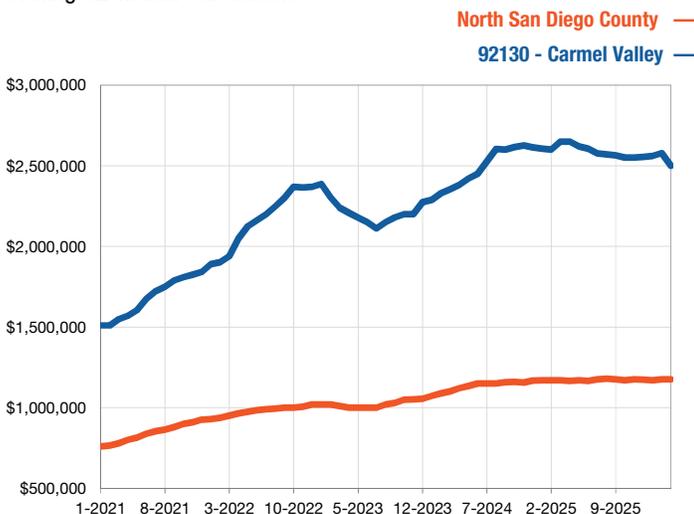
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	29	34	+ 17.2%	304	318	+ 4.6%
Pending Sales	21	28	+ 33.3%	227	214	- 5.7%
Closed Sales	15	12	- 20.0%	230	213	- 7.4%
Days on Market Until Sale	31	10	- 67.7%	23	27	+ 17.4%
Median Sales Price*	\$3,024,650	\$2,200,000	- 27.3%	\$2,650,000	\$2,500,000	- 5.7%
Average Sales Price*	\$3,328,377	\$2,364,242	- 29.0%	\$2,815,168	\$2,738,337	- 2.7%
Percent of Original List Price Received*	98.7%	99.4%	+ 0.7%	99.6%	97.2%	- 2.4%
Percent of List Price Received*	100.6%	99.2%	- 1.4%	100.4%	98.5%	- 1.9%
Inventory of Homes for Sale	44	41	- 6.8%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	33	9	- 72.7%	271	196	- 27.7%
Pending Sales	13	4	- 69.2%	161	138	- 14.3%
Closed Sales	17	8	- 52.9%	159	146	- 8.2%
Days on Market Until Sale	28	33	+ 17.9%	24	30	+ 25.0%
Median Sales Price*	\$820,000	\$1,290,000	+ 57.3%	\$950,000	\$1,040,000	+ 9.5%
Average Sales Price*	\$981,780	\$1,261,250	+ 28.5%	\$1,060,235	\$1,078,533	+ 1.7%
Percent of Original List Price Received*	99.5%	98.2%	- 1.3%	99.9%	97.6%	- 2.3%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	100.4%	98.8%	- 1.6%
Inventory of Homes for Sale	52	19	- 63.5%	--	--	--
Months Supply of Inventory	3.9	1.7	- 56.4%	--	--	--

* 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

