

# Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

## 92130 - Carmel Valley

North San Diego County

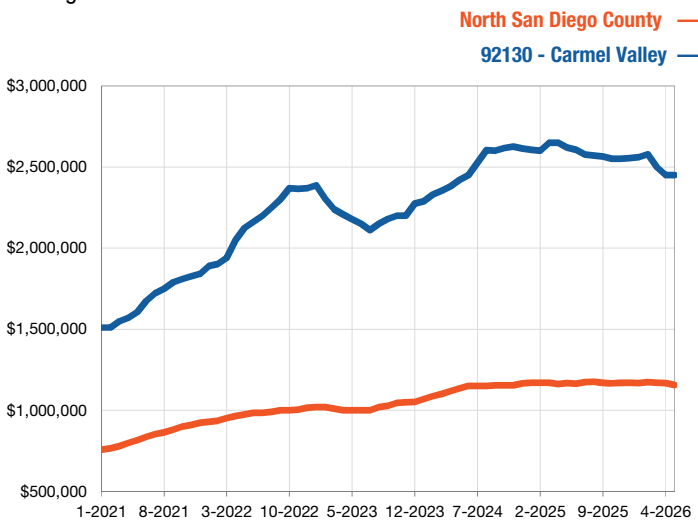
| Detached Single-Family                   | May         |                    |                | Rolling 12 Months |                    |                |
|--|-------------|--------------------|----------------|-------------------|--------------------|----------------|
|  | 2025        | 2026               | Percent Change | Thru 5-2025       | Thru 5-2026        | Percent Change |
| <b>Key Metrics</b>                       |             |                    |                |                   |                    |                |
| New Listings                             | 35          | <b>36</b>          | + 2.9%         | 312               | <b>326</b>         | + 4.5%         |
| Pending Sales                            | 21          | <b>29</b>          | + 38.1%        | 227               | <b>224</b>         | - 1.3%         |
| Closed Sales                             | 31          | <b>21</b>          | - 32.3%        | 232               | <b>209</b>         | - 9.9%         |
| Days on Market Until Sale                | 23          | <b>20</b>          | - 13.0%        | 25                | <b>26</b>          | + 4.0%         |
| Median Sales Price*                      | \$2,588,888 | <b>\$2,615,000</b> | + 1.0%         | \$2,621,000       | <b>\$2,450,000</b> | - 6.5%         |
| Average Sales Price*                     | \$2,776,061 | <b>\$2,410,714</b> | - 13.2%        | \$2,825,971       | <b>\$2,652,766</b> | - 6.1%         |
| Percent of Original List Price Received* | 98.4%       | <b>99.8%</b>       | + 1.4%         | 98.8%             | <b>97.4%</b>       | - 1.4%         |
| Percent of List Price Received*          | 99.6%       | <b>100.4%</b>      | + 0.8%         | 99.9%             | <b>98.6%</b>       | - 1.3%         |
| Inventory of Homes for Sale              | 55          | <b>53</b>          | - 3.6%         | --                | --                 | --             |
| Months Supply of Inventory               | 2.9         | <b>2.8</b>         | - 3.4%         | --                | --                 | --             |

\* 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.

| Attached Single-Family                   | May         |                    |                | Rolling 12 Months |                    |                |
|--|-------------|--------------------|----------------|-------------------|--------------------|----------------|
|  | 2025        | 2026               | Percent Change | Thru 5-2025       | Thru 5-2026        | Percent Change |
| <b>Key Metrics</b>                       |             |                    |                |                   |                    |                |
| New Listings                             | 27          | <b>11</b>          | - 59.3%        | 258               | <b>177</b>         | - 31.4%        |
| Pending Sales                            | 13          | <b>10</b>          | - 23.1%        | 153               | <b>135</b>         | - 11.8%        |
| Closed Sales                             | 15          | <b>9</b>           | - 40.0%        | 157               | <b>132</b>         | - 15.9%        |
| Days on Market Until Sale                | 19          | <b>37</b>          | + 94.7%        | 25                | <b>33</b>          | + 32.0%        |
| Median Sales Price*                      | \$1,070,000 | <b>\$1,100,000</b> | + 2.8%         | \$962,000         | <b>\$1,045,000</b> | + 8.6%         |
| Average Sales Price*                     | \$1,103,867 | <b>\$1,121,667</b> | + 1.6%         | \$1,058,524       | <b>\$1,081,238</b> | + 2.1%         |
| Percent of Original List Price Received* | 98.7%       | <b>97.7%</b>       | - 1.0%         | 99.3%             | <b>97.2%</b>       | - 2.1%         |
| Percent of List Price Received*          | 99.5%       | <b>98.4%</b>       | - 1.1%         | 100.0%            | <b>98.6%</b>       | - 1.4%         |
| Inventory of Homes for Sale              | 59          | <b>21</b>          | - 64.4%        | --                | --                 | --             |
| Months Supply of Inventory               | 4.6         | <b>1.9</b>         | - 58.7%        | --                | --                 | --             |

\* 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

