

Local Market Update for October 2024

Provided by the North San Diego County REALTORS®.

92130 - Carmel Valley

North San Diego County

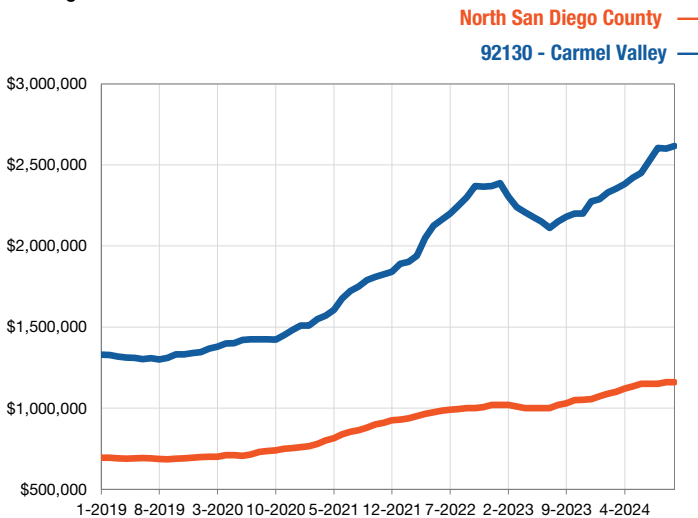
Detached Single-Family	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	15	17	+ 13.3%	287	295	+ 2.8%
Pending Sales	11	19	+ 72.7%	204	227	+ 11.3%
Closed Sales	20	21	+ 5.0%	212	223	+ 5.2%
Days on Market Until Sale	25	39	+ 56.0%	29	22	- 24.1%
Median Sales Price*	\$2,315,000	\$2,625,000	+ 13.4%	\$2,200,000	\$2,617,000	+ 19.0%
Average Sales Price*	\$2,437,325	\$2,686,352	+ 10.2%	\$2,510,045	\$2,835,785	+ 13.0%
Percent of Original List Price Received*	96.5%	95.1%	- 1.5%	96.4%	99.8%	+ 3.5%
Percent of List Price Received*	98.1%	97.8%	- 0.3%	98.4%	100.6%	+ 2.2%
Inventory of Homes for Sale	39	33	- 15.4%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--

* 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	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	15	20	+ 33.3%	163	235	+ 44.2%
Pending Sales	9	12	+ 33.3%	142	148	+ 4.2%
Closed Sales	9	8	- 11.1%	140	143	+ 2.1%
Days on Market Until Sale	18	38	+ 111.1%	29	20	- 31.0%
Median Sales Price*	\$1,035,000	\$1,089,000	+ 5.2%	\$975,000	\$1,000,000	+ 2.6%
Average Sales Price*	\$1,055,556	\$1,278,750	+ 21.1%	\$1,005,742	\$1,096,767	+ 9.1%
Percent of Original List Price Received*	101.2%	94.1%	- 7.0%	99.3%	100.7%	+ 1.4%
Percent of List Price Received*	101.2%	97.1%	- 4.1%	100.4%	101.0%	+ 0.6%
Inventory of Homes for Sale	21	35	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	2.8	+ 55.6%	--	--	--

* 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

