

Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

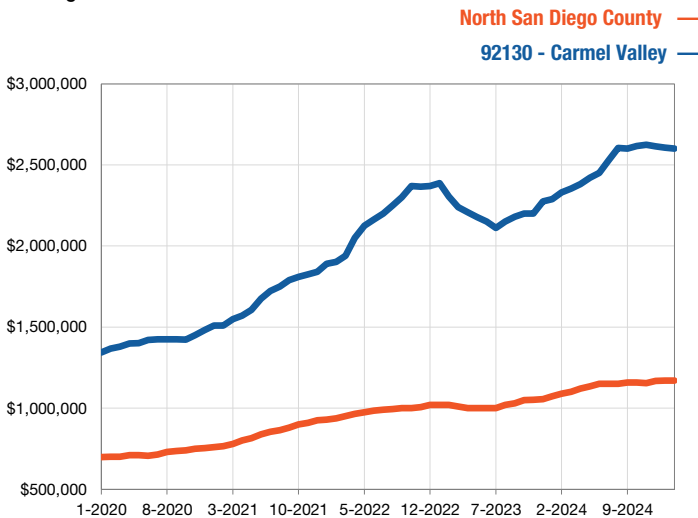
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	23	35	+ 52.2%	289	311	+ 7.6%
Pending Sales	21	21	0.0%	196	235	+ 19.9%
Closed Sales	22	21	- 4.5%	202	232	+ 14.9%
Days on Market Until Sale	36	16	- 55.6%	23	23	0.0%
Median Sales Price*	\$2,582,500	\$2,560,000	- 0.9%	\$2,330,444	\$2,600,000	+ 11.6%
Average Sales Price*	\$3,242,616	\$2,722,343	- 16.0%	\$2,629,290	\$2,771,180	+ 5.4%
Percent of Original List Price Received*	98.1%	99.6%	+ 1.5%	98.7%	99.9%	+ 1.2%
Percent of List Price Received*	99.1%	99.9%	+ 0.8%	99.5%	100.7%	+ 1.2%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	17	20	+ 17.6%	175	246	+ 40.6%
Pending Sales	13	13	0.0%	145	155	+ 6.9%
Closed Sales	12	8	- 33.3%	146	156	+ 6.8%
Days on Market Until Sale	21	42	+ 100.0%	25	26	+ 4.0%
Median Sales Price*	\$988,500	\$892,500	- 9.7%	\$987,500	\$968,500	- 1.9%
Average Sales Price*	\$1,110,833	\$932,813	- 16.0%	\$1,043,796	\$1,074,872	+ 3.0%
Percent of Original List Price Received*	99.6%	99.3%	- 0.3%	100.5%	100.2%	- 0.3%
Percent of List Price Received*	101.0%	101.0%	0.0%	101.1%	100.5%	- 0.6%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

