

Local Market Update for October 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

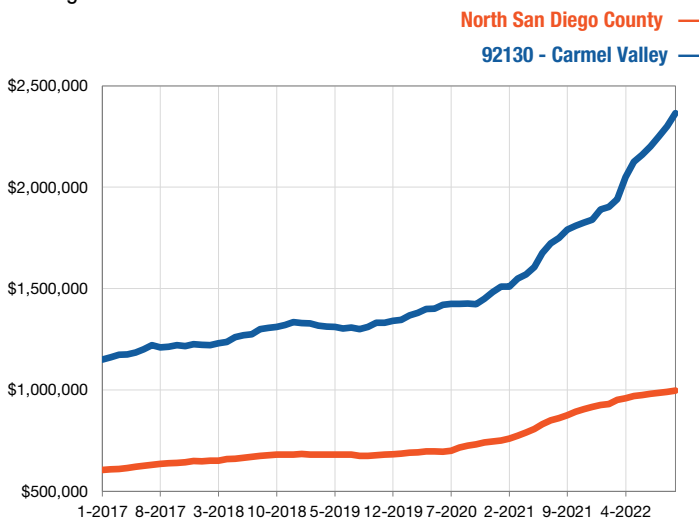
Detached Single-Family	October			Rolling 12 Months		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	29	20	- 31.0%	540	400	- 25.9%
Pending Sales	36	20	- 44.4%	502	279	- 44.4%
Closed Sales	38	13	- 65.8%	535	290	- 45.8%
Days on Market Until Sale	17	22	+ 29.4%	17	12	- 29.4%
Median Sales Price*	\$1,873,000	\$2,050,000	+ 9.5%	\$1,810,000	\$2,365,000	+ 30.7%
Average Sales Price*	\$2,090,681	\$2,775,577	+ 32.8%	\$2,009,960	\$2,552,015	+ 27.0%
Percent of Original List Price Received*	104.0%	95.9%	- 7.8%	104.0%	104.0%	0.0%
Percent of List Price Received*	103.6%	98.4%	- 5.0%	103.4%	103.9%	+ 0.5%
Inventory of Homes for Sale	35	51	+ 45.7%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--

* 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	October			Rolling 12 Months		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	21	16	- 23.8%	275	268	- 2.5%
Pending Sales	19	11	- 42.1%	249	202	- 18.9%
Closed Sales	22	17	- 22.7%	255	210	- 17.6%
Days on Market Until Sale	23	55	+ 139.1%	16	19	+ 18.8%
Median Sales Price*	\$817,500	\$968,000	+ 18.4%	\$727,000	\$933,000	+ 28.3%
Average Sales Price*	\$808,972	\$1,048,129	+ 29.6%	\$771,532	\$1,042,760	+ 35.2%
Percent of Original List Price Received*	104.2%	93.3%	- 10.5%	102.9%	104.0%	+ 1.1%
Percent of List Price Received*	103.9%	96.9%	- 6.7%	102.8%	104.0%	+ 1.2%
Inventory of Homes for Sale	27	30	+ 11.1%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

* 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

