

# Local Market Update for November 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92130 - Carmel Valley

North San Diego County

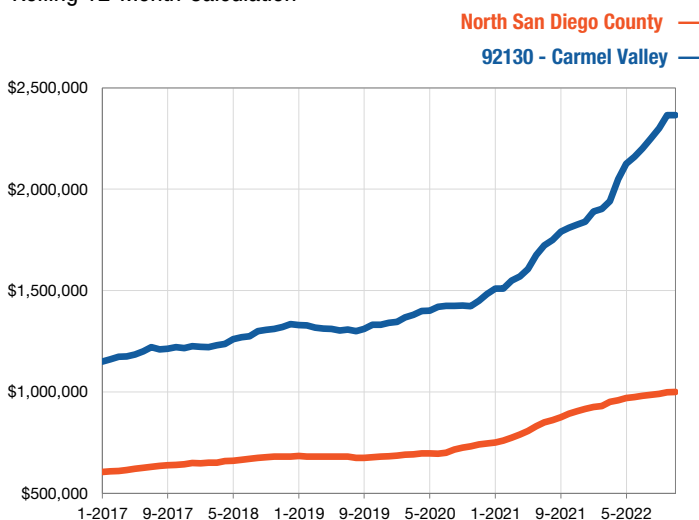
Detached Single-Family	November			Rolling 12 Months		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
<b>Key Metrics</b>						
New Listings	23	17	- 26.1%	534	394	- 26.2%
Pending Sales	25	17	- 32.0%	495	267	- 46.1%
Closed Sales	32	19	- 40.6%	529	278	- 47.4%
Days on Market Until Sale	13	52	+ 300.0%	16	15	- 6.3%
Median Sales Price*	\$2,080,000	<b>\$2,069,434</b>	- 0.5%	\$1,825,000	<b>\$2,365,000</b>	+ 29.6%
Average Sales Price*	\$2,310,965	<b>\$2,584,754</b>	+ 11.8%	\$2,046,074	<b>\$2,582,351</b>	+ 26.2%
Percent of Original List Price Received*	102.8%	<b>88.5%</b>	- 13.9%	104.3%	<b>103.1%</b>	- 1.2%
Percent of List Price Received*	103.0%	<b>94.3%</b>	- 8.4%	103.6%	<b>103.4%</b>	- 0.2%
Inventory of Homes for Sale	25	40	+ 60.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

\* 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	November			Rolling 12 Months		
	2021	2022	Percent Change	Thru 11-2021	Thru 11-2022	Percent Change
<b>Key Metrics</b>						
New Listings	13	9	- 30.8%	269	266	- 1.1%
Pending Sales	16	9	- 43.8%	248	194	- 21.8%
Closed Sales	18	11	- 38.9%	254	204	- 19.7%
Days on Market Until Sale	10	36	+ 260.0%	15	21	+ 40.0%
Median Sales Price*	\$738,000	<b>\$930,000</b>	+ 26.0%	\$727,450	<b>\$947,500</b>	+ 30.2%
Average Sales Price*	\$771,333	<b>\$923,573</b>	+ 19.7%	\$775,060	<b>\$1,058,004</b>	+ 36.5%
Percent of Original List Price Received*	103.2%	<b>91.5%</b>	- 11.3%	103.3%	<b>103.3%</b>	0.0%
Percent of List Price Received*	104.0%	<b>95.1%</b>	- 8.6%	103.1%	<b>103.5%</b>	+ 0.4%
Inventory of Homes for Sale	23	29	+ 26.1%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

\* 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

