

Local Market Update for September 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

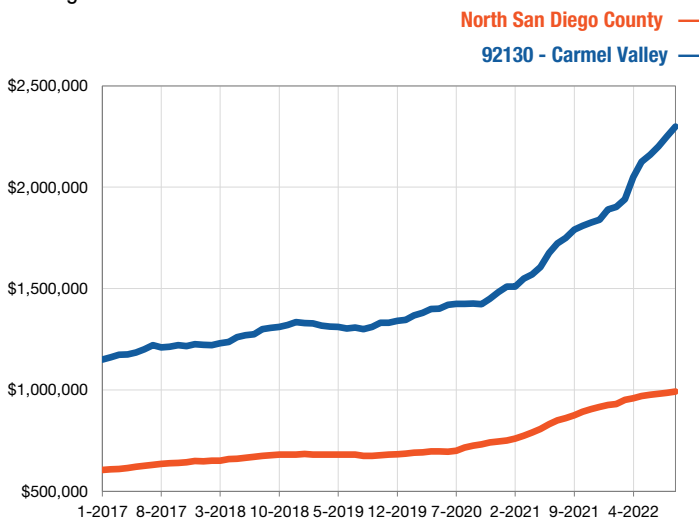
Detached Single-Family	September			Rolling 12 Months		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
Key Metrics						
New Listings	36	28	- 22.2%	560	406	- 27.5%
Pending Sales	38	16	- 57.9%	517	296	- 42.7%
Closed Sales	53	16	- 69.8%	563	315	- 44.0%
Days on Market Until Sale	11	35	+ 218.2%	18	13	- 27.8%
Median Sales Price*	\$1,955,000	\$2,367,500	+ 21.1%	\$1,790,237	\$2,300,000	+ 28.5%
Average Sales Price*	\$2,238,861	\$2,644,081	+ 18.1%	\$1,961,559	\$2,487,135	+ 26.8%
Percent of Original List Price Received*	104.3%	91.7%	- 12.1%	103.3%	104.3%	+ 1.0%
Percent of List Price Received*	102.3%	96.4%	- 5.8%	102.9%	104.1%	+ 1.2%
Inventory of Homes for Sale	49	55	+ 12.2%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--

* 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	September			Rolling 12 Months		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
Key Metrics						
New Listings	21	16	- 23.8%	272	273	+ 0.4%
Pending Sales	21	14	- 33.3%	248	208	- 16.1%
Closed Sales	22	8	- 63.6%	250	213	- 14.8%
Days on Market Until Sale	23	21	- 8.7%	15	14	- 6.7%
Median Sales Price*	\$750,000	\$877,500	+ 17.0%	\$720,000	\$910,000	+ 26.4%
Average Sales Price*	\$784,455	\$906,188	+ 15.5%	\$767,061	\$1,022,694	+ 33.3%
Percent of Original List Price Received*	101.7%	94.2%	- 7.4%	102.6%	104.9%	+ 2.2%
Percent of List Price Received*	101.8%	98.6%	- 3.1%	102.6%	104.7%	+ 2.0%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

* 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

