

Local Market Update for January 2023

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

Key Metrics	January			Rolling 12 Months		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	28	19	- 32.1%	509	383	- 24.8%
Pending Sales	18	12	- 33.3%	462	259	- 43.9%
Closed Sales	18	12	- 33.3%	489	262	- 46.4%
Days on Market Until Sale	8	51	+ 537.5%	14	19	+ 35.7%
Median Sales Price*	\$2,332,500	\$2,439,444	+ 4.6%	\$1,889,900	\$2,381,500	+ 26.0%
Average Sales Price*	\$2,280,222	\$3,020,741	+ 32.5%	\$2,118,812	\$2,631,809	+ 24.2%
Percent of Original List Price Received*	107.3%	93.2%	- 13.1%	105.4%	101.2%	- 4.0%
Percent of List Price Received*	105.5%	97.9%	- 7.2%	104.5%	102.2%	- 2.2%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

* 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.

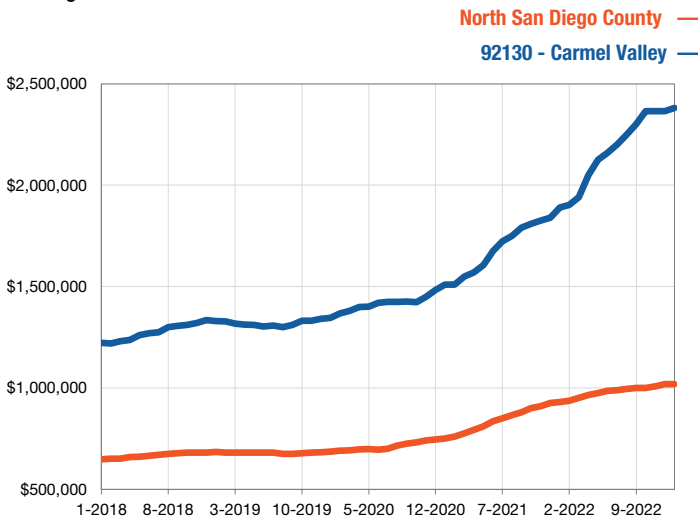
Attached Single-Family

Key Metrics	January			Rolling 12 Months		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	18	9	- 50.0%	254	253	- 0.4%
Pending Sales	23	10	- 56.5%	244	176	- 27.9%
Closed Sales	14	8	- 42.9%	248	185	- 25.4%
Days on Market Until Sale	4	28	+ 600.0%	13	24	+ 84.6%
Median Sales Price*	\$930,000	\$1,037,500	+ 11.6%	\$750,000	\$968,000	+ 29.1%
Average Sales Price*	\$973,071	\$954,500	- 1.9%	\$797,992	\$1,075,538	+ 34.8%
Percent of Original List Price Received*	111.0%	97.8%	- 11.9%	104.7%	101.7%	- 2.9%
Percent of List Price Received*	109.7%	99.1%	- 9.7%	104.3%	102.4%	- 1.8%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

