

Local Market Update for December 2022

Provided by the North San Diego County REALTORS®.

92130 - Carmel Valley

North San Diego County

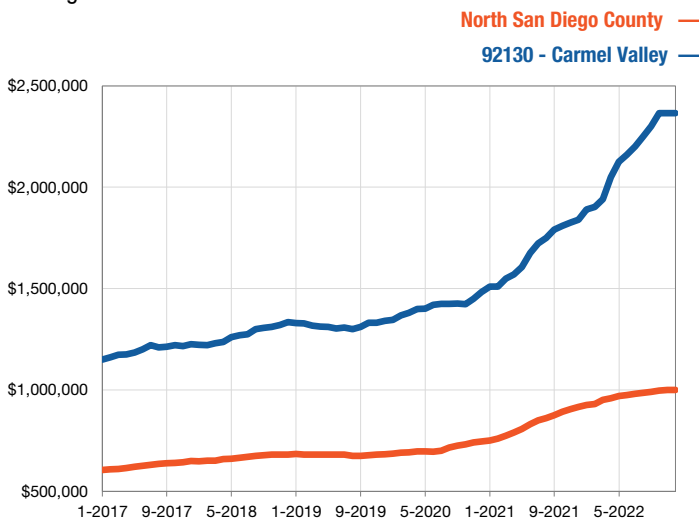
Detached Single-Family	December			Rolling 12 Months		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
Key Metrics						
New Listings	14	8	- 42.9%	523	389	- 25.6%
Pending Sales	16	10	- 37.5%	479	263	- 45.1%
Closed Sales	27	16	- 40.7%	515	268	- 48.0%
Days on Market Until Sale	11	31	+ 181.8%	15	17	+ 13.3%
Median Sales Price*	\$2,250,000	\$2,100,000	- 6.7%	\$1,840,000	\$2,365,000	+ 28.5%
Average Sales Price*	\$2,182,057	\$2,106,313	- 3.5%	\$2,083,672	\$2,590,780	+ 24.3%
Percent of Original List Price Received*	106.6%	92.1%	- 13.6%	104.8%	101.9%	- 2.8%
Percent of List Price Received*	105.7%	96.0%	- 9.2%	104.0%	102.6%	- 1.3%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 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	December			Rolling 12 Months		
	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
Key Metrics						
New Listings	11	6	- 45.5%	259	261	+ 0.8%
Pending Sales	12	7	- 41.7%	240	189	- 21.3%
Closed Sales	19	6	- 68.4%	246	191	- 22.4%
Days on Market Until Sale	10	36	+ 260.0%	14	22	+ 57.1%
Median Sales Price*	\$825,000	\$867,500	+ 5.2%	\$737,250	\$960,000	+ 30.2%
Average Sales Price*	\$856,860	\$901,500	+ 5.2%	\$784,399	\$1,073,097	+ 36.8%
Percent of Original List Price Received*	107.3%	90.5%	- 15.7%	104.1%	102.5%	- 1.5%
Percent of List Price Received*	106.9%	98.2%	- 8.1%	103.8%	103.0%	- 0.8%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

* 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

