

Local Market Update for January 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92130 - Carmel Valley

North San Diego County

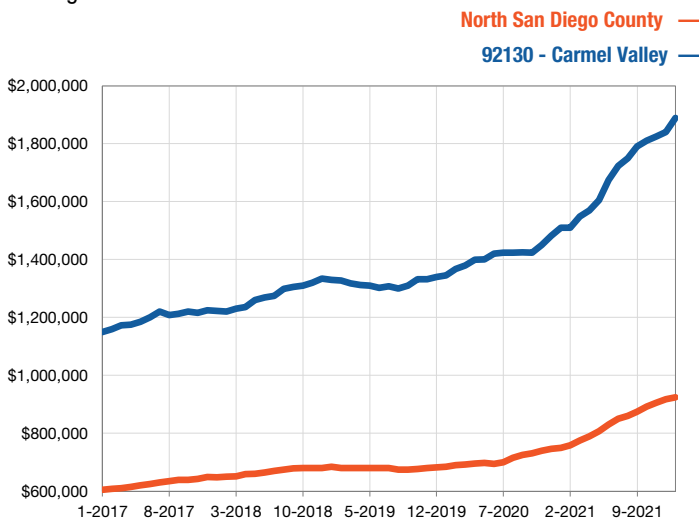
Detached Single-Family	January			Rolling 12 Months		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	42	31	- 26.2%	633	511	- 19.3%
Pending Sales	35	20	- 42.9%	514	465	- 9.5%
Closed Sales	44	18	- 59.1%	503	489	- 2.8%
Days on Market Until Sale	27	8	- 70.4%	26	13	- 50.0%
Median Sales Price*	\$1,651,000	\$2,332,500	+ 41.3%	\$1,510,000	\$1,889,900	+ 25.2%
Average Sales Price*	\$1,773,542	\$2,280,222	+ 28.6%	\$1,654,603	\$2,118,812	+ 28.1%
Percent of Original List Price Received*	99.5%	107.3%	+ 7.8%	98.1%	105.4%	+ 7.4%
Percent of List Price Received*	99.8%	105.5%	+ 5.7%	98.9%	104.5%	+ 5.7%
Inventory of Homes for Sale	44	14	- 68.2%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

* 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	January			Rolling 12 Months		
	2021	2022	Percent Change	Thru 1-2021	Thru 1-2022	Percent Change
Key Metrics						
New Listings	23	20	- 13.0%	311	258	- 17.0%
Pending Sales	19	24	+ 26.3%	234	246	+ 5.1%
Closed Sales	12	12	0.0%	225	247	+ 9.8%
Days on Market Until Sale	13	5	- 61.5%	19	13	- 31.6%
Median Sales Price*	\$710,000	\$1,075,000	+ 51.4%	\$680,000	\$750,000	+ 10.3%
Average Sales Price*	\$723,583	\$1,009,000	+ 39.4%	\$695,438	\$798,006	+ 14.7%
Percent of Original List Price Received*	100.1%	111.4%	+ 11.3%	99.0%	104.6%	+ 5.7%
Percent of List Price Received*	100.2%	109.8%	+ 9.6%	99.5%	104.3%	+ 4.8%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

* 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

