

# Local Market Update for December 2021

A Research Tool Provided by the Greater San Diego Association of REALTORS®

## 92130

Carmel Valley

Single Family	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
<b>Key Metrics</b>						
New Listings	25	13	- 48.0%	611	514	- 15.9%
Pending Sales	33	16	- 51.5%	502	473	- 5.8%
Closed Sales	41	26	- 36.6%	477	507	+ 6.3%
Median Sales Price*	\$1,685,000	<b>\$2,251,000</b>	+ 33.6%	\$1,500,000	<b>\$1,850,000</b>	+ 23.3%
Percent of Original List Price Received*	99.5%	<b>106.8%</b>	+ 7.3%	97.9%	<b>104.9%</b>	+ 7.2%
Days on Market Until Sale	33	18	- 45.5%	32	19	- 40.6%
Inventory of Homes for Sale	33	5	- 84.8%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--

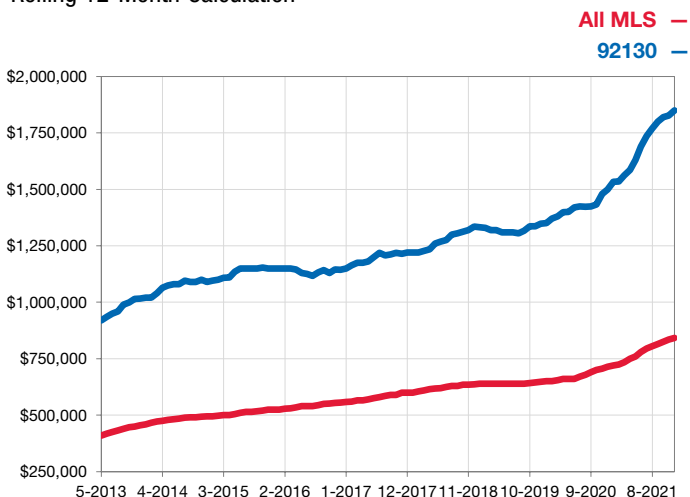
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
<b>Key Metrics</b>						
New Listings	20	10	- 50.0%	338	257	- 24.0%
Pending Sales	21	12	- 42.9%	255	247	- 3.1%
Closed Sales	29	19	- 34.5%	244	253	+ 3.7%
Median Sales Price*	\$693,000	<b>\$804,580</b>	+ 16.1%	\$673,500	<b>\$747,500</b>	+ 11.0%
Percent of Original List Price Received*	98.8%	<b>107.0%</b>	+ 8.3%	98.8%	<b>104.1%</b>	+ 5.4%
Days on Market Until Sale	22	12	- 45.5%	23	17	- 26.1%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--

\* 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 – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

