

Local Market Update for April 2022

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

92130

Carmel Valley

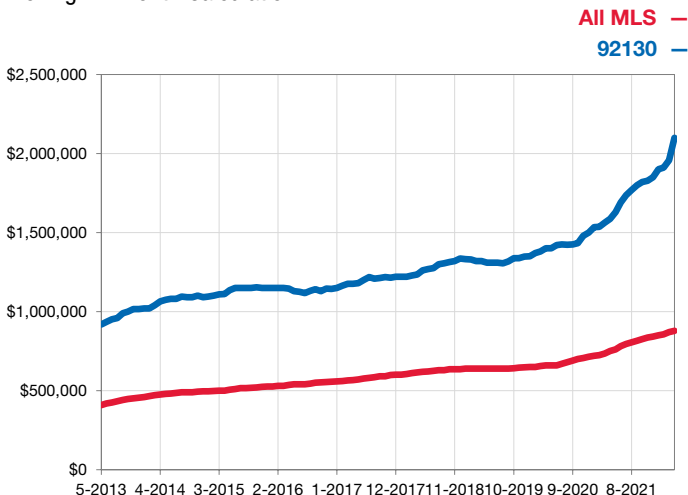
Single Family	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	62	33	- 46.8%	195	137	- 29.7%
Pending Sales	56	24	- 57.1%	164	107	- 34.8%
Closed Sales	53	31	- 41.5%	161	102	- 36.6%
Median Sales Price*	\$1,800,000	\$2,400,000	+ 33.3%	\$1,780,000	\$2,465,000	+ 38.5%
Percent of Original List Price Received*	105.0%	110.1%	+ 4.9%	102.8%	110.3%	+ 7.3%
Days on Market Until Sale	18	10	- 44.4%	23	9	- 60.9%
Inventory of Homes for Sale	35	27	- 22.9%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--

* 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.

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 4-2021	Thru 4-2022	Percent Change
New Listings	16	24	+ 50.0%	82	85	+ 3.7%
Pending Sales	15	23	+ 53.3%	76	82	+ 7.9%
Closed Sales	23	24	+ 4.3%	79	73	- 7.6%
Median Sales Price*	\$707,500	\$1,076,300	+ 52.1%	\$690,000	\$985,000	+ 42.8%
Percent of Original List Price Received*	104.7%	110.7%	+ 5.7%	103.0%	111.1%	+ 7.9%
Days on Market Until Sale	9	12	+ 33.3%	18	20	+ 11.1%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

* 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

