

Local Market Update for June 2022

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

92130

Carmel Valley

Single Family

Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	66	48	- 27.3%	321	234	- 27.1%
Pending Sales	58	20	- 65.5%	274	153	- 44.2%
Closed Sales	63	20	- 68.3%	267	150	- 43.8%
Median Sales Price*	\$1,940,000	\$2,426,500	+ 25.1%	\$1,800,000	\$2,455,000	+ 36.4%
Percent of Original List Price Received*	106.5%	101.8%	- 4.4%	104.3%	108.3%	+ 3.8%
Days on Market Until Sale	17	14	- 17.6%	20	11	- 45.0%
Inventory of Homes for Sale	43	60	+ 39.5%	--	--	--
Months Supply of Inventory	0.9	2.1	+ 133.3%	--	--	--

* 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.

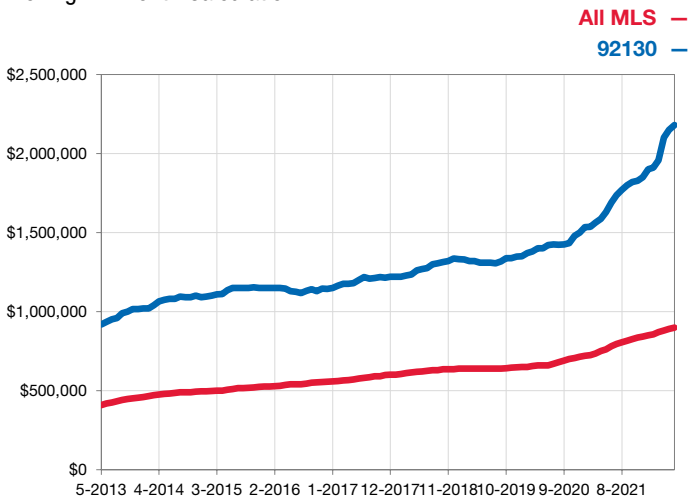
Townhouse-Condo

Key Metrics	June			Year to Date		
	2021	2022	Percent Change	Thru 6-2021	Thru 6-2022	Percent Change
New Listings	35	28	- 20.0%	143	159	+ 11.2%
Pending Sales	23	22	- 4.3%	124	121	- 2.4%
Closed Sales	25	20	- 20.0%	115	112	- 2.6%
Median Sales Price*	\$730,000	\$1,042,500	+ 42.8%	\$700,000	\$996,944	+ 42.4%
Percent of Original List Price Received*	105.5%	101.9%	- 3.4%	103.8%	108.8%	+ 4.8%
Days on Market Until Sale	16	14	- 12.5%	17	19	+ 11.8%
Inventory of Homes for Sale	25	34	+ 36.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

