

Local Market Update for September 2022

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

92130

Carmel Valley

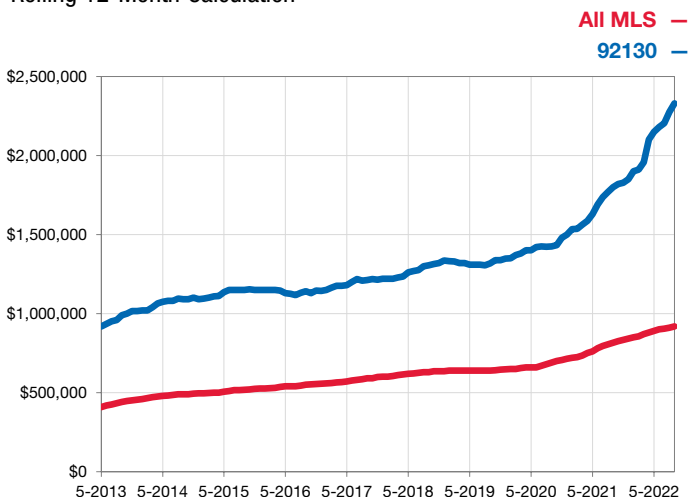
Single Family	September			Year to Date		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
Key Metrics						
New Listings	35	28	- 20.0%	453	339	- 25.2%
Pending Sales	36	16	- 55.6%	399	218	- 45.4%
Closed Sales	51	16	- 68.6%	416	217	- 47.8%
Median Sales Price*	\$1,975,000	\$2,367,500	+ 19.9%	\$1,825,000	\$2,405,000	+ 31.8%
Percent of Original List Price Received*	104.5%	91.7%	- 12.2%	104.9%	104.3%	- 0.6%
Days on Market Until Sale	16	45	+ 181.3%	18	18	0.0%
Inventory of Homes for Sale	28	56	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	2.3	+ 228.6%	--	--	--

* 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.

Townhouse-Condo	September			Year to Date		
	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
Key Metrics						
New Listings	23	15	- 34.8%	218	228	+ 4.6%
Pending Sales	23	14	- 39.1%	198	162	- 18.2%
Closed Sales	23	9	- 60.9%	191	156	- 18.3%
Median Sales Price*	\$750,000	\$855,000	+ 14.0%	\$730,000	\$968,625	+ 32.7%
Percent of Original List Price Received*	102.4%	94.3%	- 7.9%	103.8%	104.9%	+ 1.1%
Days on Market Until Sale	17	31	+ 82.4%	18	22	+ 22.2%
Inventory of Homes for Sale	20	31	+ 55.0%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

* 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

