

Local Market Update for February 2024

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

92130

Carmel Valley

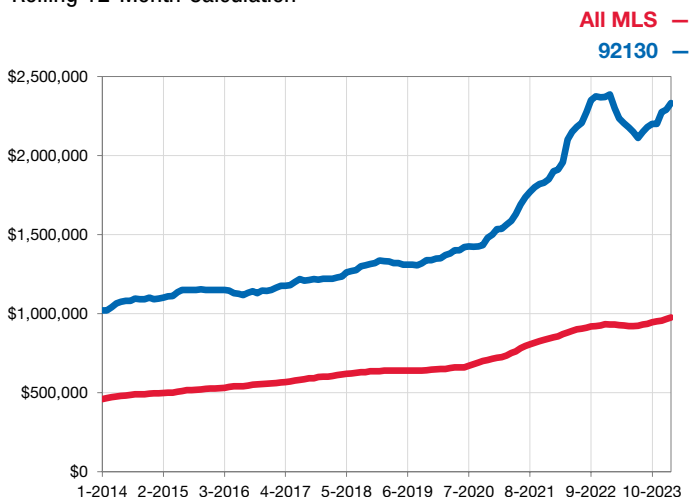
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	23	21	- 8.7%	43	43	0.0%
Pending Sales	22	19	- 13.6%	34	34	0.0%
Closed Sales	14	21	+ 50.0%	27	35	+ 29.6%
Median Sales Price*	\$1,995,000	\$2,610,000	+ 30.8%	\$2,110,349	\$2,610,000	+ 23.7%
Percent of Original List Price Received*	91.9%	98.0%	+ 6.6%	92.0%	99.1%	+ 7.7%
Days on Market Until Sale	55	42	- 23.6%	55	36	- 34.5%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	14	13	- 7.1%	24	26	+ 8.3%
Pending Sales	15	12	- 20.0%	24	24	0.0%
Closed Sales	9	11	+ 22.2%	17	18	+ 5.9%
Median Sales Price*	\$725,000	\$982,000	+ 35.4%	\$735,000	\$988,500	+ 34.5%
Percent of Original List Price Received*	99.7%	99.6%	- 0.1%	98.8%	100.4%	+ 1.6%
Days on Market Until Sale	37	28	- 24.3%	33	23	- 30.3%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

* 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

