

Local Market Update for March 2024

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

92130

Carmel Valley

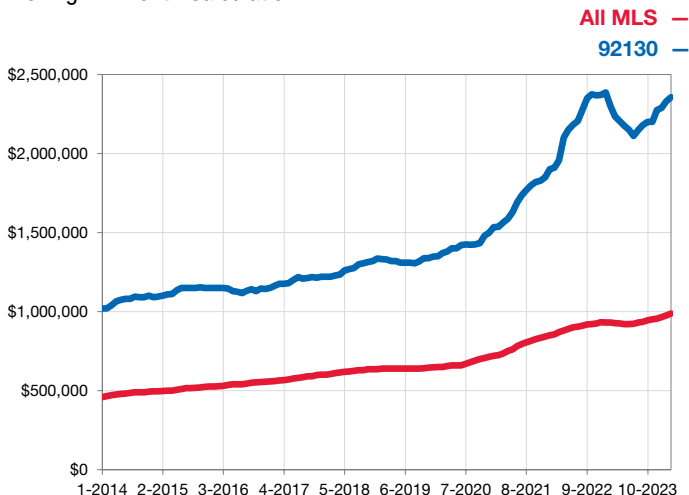
Single Family	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	23	38	+ 65.2%	66	83	+ 25.8%
Pending Sales	20	30	+ 50.0%	54	65	+ 20.4%
Closed Sales	25	16	- 36.0%	52	52	0.0%
Median Sales Price*	\$2,025,000	\$2,437,500	+ 20.4%	\$2,087,500	\$2,540,000	+ 21.7%
Percent of Original List Price Received*	98.5%	103.7%	+ 5.3%	95.1%	100.5%	+ 5.7%
Days on Market Until Sale	38	28	- 26.3%	47	33	- 29.8%
Inventory of Homes for Sale	27	25	- 7.4%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

* 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	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	12	11	- 8.3%	36	42	+ 16.7%
Pending Sales	10	10	0.0%	34	36	+ 5.9%
Closed Sales	17	14	- 17.6%	34	33	- 2.9%
Median Sales Price*	\$930,000	\$1,230,000	+ 32.3%	\$915,000	\$1,080,000	+ 18.0%
Percent of Original List Price Received*	98.3%	103.1%	+ 4.9%	98.6%	101.5%	+ 2.9%
Days on Market Until Sale	63	14	- 77.8%	48	20	- 58.3%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

* 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

