

# Local Market Update for February 2026

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

## 92130

Carmel Valley

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	38	21	- 44.7%	61	46	- 24.6%
Pending Sales	21	10	- 52.4%	43	23	- 46.5%
Closed Sales	21	17	- 19.0%	40	21	- 47.5%
Median Sales Price*	\$2,560,000	<b>\$3,100,000</b>	+ 21.1%	\$2,550,000	<b>\$2,840,000</b>	+ 11.4%
Percent of Original List Price Received*	99.6%	<b>99.3%</b>	- 0.3%	98.1%	<b>98.7%</b>	+ 0.6%
Days on Market Until Sale	18	38	+ 111.1%	35	43	+ 22.9%
Inventory of Homes for Sale	38	32	- 15.8%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

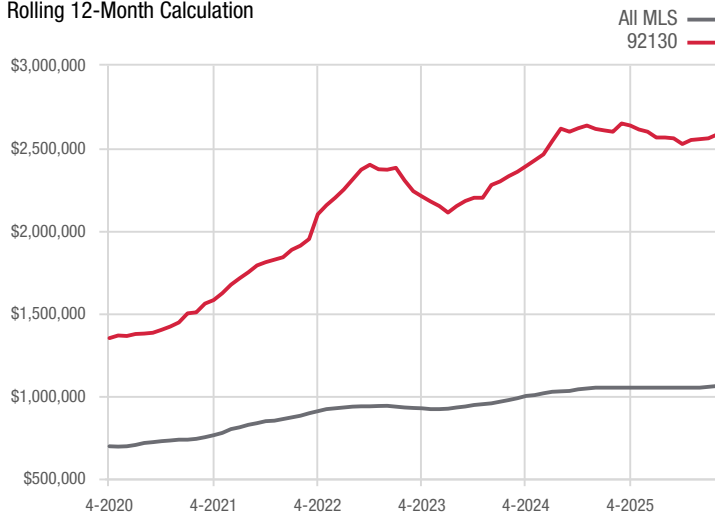
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	24	12	- 50.0%	41	20	- 51.2%
Pending Sales	16	8	- 50.0%	23	11	- 52.2%
Closed Sales	8	4	- 50.0%	19	11	- 42.1%
Median Sales Price*	\$892,500	<b>\$762,500</b>	- 14.6%	\$920,000	<b>\$1,035,000</b>	+ 12.5%
Percent of Original List Price Received*	99.3%	<b>96.6%</b>	- 2.7%	99.7%	<b>95.9%</b>	- 3.8%
Days on Market Until Sale	58	32	- 44.8%	53	32	- 39.6%
Inventory of Homes for Sale	24	15	- 37.5%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

\* 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.

### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

