

Local Market Update for May 2022

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

92130

Carmel Valley

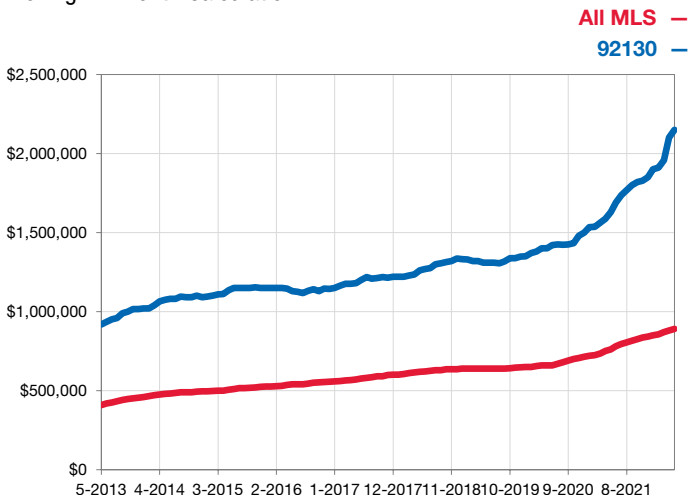
Single Family	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	60	41	- 31.7%	255	181	- 29.0%
Pending Sales	52	24	- 53.8%	216	133	- 38.4%
Closed Sales	43	28	- 34.9%	204	130	- 36.3%
Median Sales Price*	\$1,805,000	\$2,432,500	+ 34.8%	\$1,789,850	\$2,455,000	+ 37.2%
Percent of Original List Price Received*	106.8%	105.6%	- 1.1%	103.6%	109.3%	+ 5.5%
Days on Market Until Sale	15	17	+ 13.3%	21	11	- 47.6%
Inventory of Homes for Sale	38	39	+ 2.6%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 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.

Townhouse-Condo	May			Year to Date		
	2021	2022	Percent Change	Thru 5-2021	Thru 5-2022	Percent Change
Key Metrics						
New Listings	26	38	+ 46.2%	108	128	+ 18.5%
Pending Sales	25	21	- 16.0%	101	101	0.0%
Closed Sales	11	19	+ 72.7%	90	92	+ 2.2%
Median Sales Price*	\$800,000	\$1,027,500	+ 28.4%	\$698,500	\$996,944	+ 42.7%
Percent of Original List Price Received*	106.3%	107.0%	+ 0.7%	103.4%	110.2%	+ 6.6%
Days on Market Until Sale	10	21	+ 110.0%	17	20	+ 17.6%
Inventory of Homes for Sale	14	30	+ 114.3%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

* 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

