

Local Market Update for November 2024

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

92130

Carmel Valley

Single Family	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	21	15	- 28.6%	279	284	+ 1.8%
Pending Sales	11	8	- 27.3%	183	214	+ 16.9%
Closed Sales	8	10	+ 25.0%	183	215	+ 17.5%
Median Sales Price*	\$2,137,500	\$2,215,000	+ 3.6%	\$2,280,000	\$2,650,000	+ 16.2%
Percent of Original List Price Received*	96.1%	101.4%	+ 5.5%	97.8%	100.2%	+ 2.5%
Days on Market Until Sale	32	17	- 46.9%	31	28	- 9.7%
Inventory of Homes for Sale	26	32	+ 23.1%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

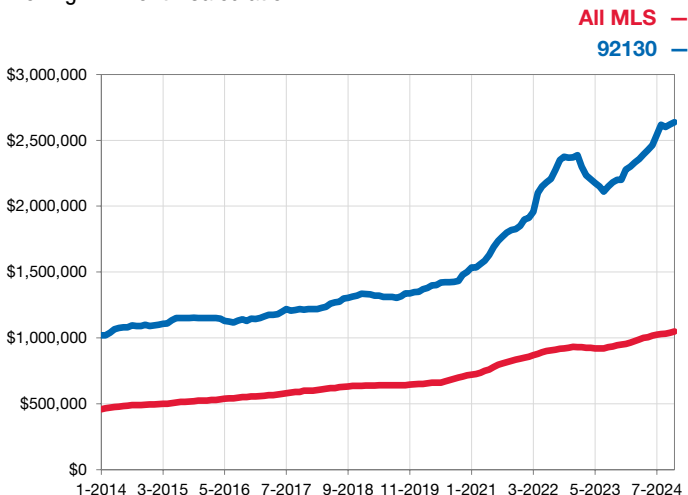
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	12	18	+ 50.0%	162	232	+ 43.2%
Pending Sales	7	20	+ 185.7%	134	150	+ 11.9%
Closed Sales	10	16	+ 60.0%	134	139	+ 3.7%
Median Sales Price*	\$920,000	\$912,450	- 0.8%	\$975,000	\$1,030,000	+ 5.6%
Percent of Original List Price Received*	99.3%	98.5%	- 0.8%	100.3%	100.7%	+ 0.4%
Days on Market Until Sale	23	31	+ 34.8%	35	21	- 40.0%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

* 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

