

Local Market Update for May 2025

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

92130

Carmel Valley

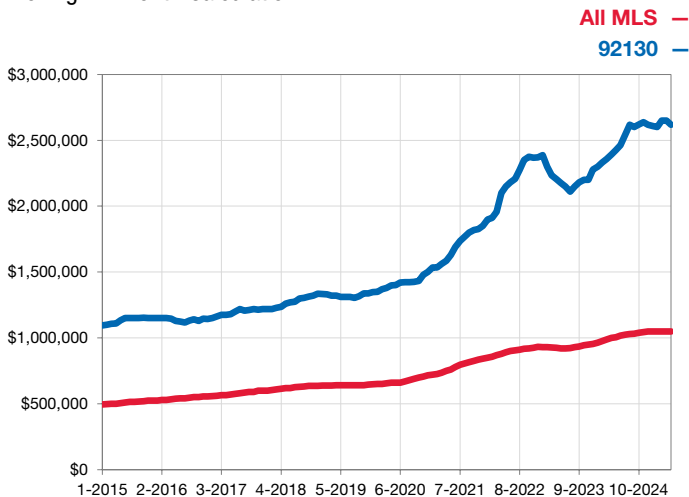
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	35	32	- 8.6%	154	161	+ 4.5%
Pending Sales	22	21	- 4.5%	112	111	- 0.9%
Closed Sales	24	30	+ 25.0%	107	111	+ 3.7%
Median Sales Price*	\$2,687,000	\$2,569,444	- 4.4%	\$2,600,000	\$2,588,888	- 0.4%
Percent of Original List Price Received*	101.4%	98.6%	- 2.8%	101.5%	98.8%	- 2.7%
Days on Market Until Sale	18	29	+ 61.1%	26	29	+ 11.5%
Inventory of Homes for Sale	38	47	+ 23.7%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	32	25	- 21.9%	104	119	+ 14.4%
Pending Sales	15	13	- 13.3%	69	62	- 10.1%
Closed Sales	17	16	- 5.9%	64	66	+ 3.1%
Median Sales Price*	\$1,065,000	\$1,150,000	+ 8.0%	\$1,071,000	\$961,250	- 10.2%
Percent of Original List Price Received*	102.4%	98.3%	- 4.0%	101.9%	99.3%	- 2.6%
Days on Market Until Sale	20	27	+ 35.0%	18	32	+ 77.8%
Inventory of Homes for Sale	28	44	+ 57.1%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--

* 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

