

Local Market Update for March 2026

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

92130

Carmel Valley

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	28	22	- 21.4%	89	69	- 22.5%
Pending Sales	21	24	+ 14.3%	64	49	- 23.4%
Closed Sales	15	10	- 33.3%	55	31	- 43.6%
Median Sales Price*	\$3,024,650	\$2,250,000	- 25.6%	\$2,725,000	\$2,701,000	- 0.9%
Percent of Original List Price Received*	98.7%	99.5%	+ 0.8%	98.3%	99.0%	+ 0.7%
Days on Market Until Sale	32	13	- 59.4%	34	33	- 2.9%
Inventory of Homes for Sale	39	28	- 28.2%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

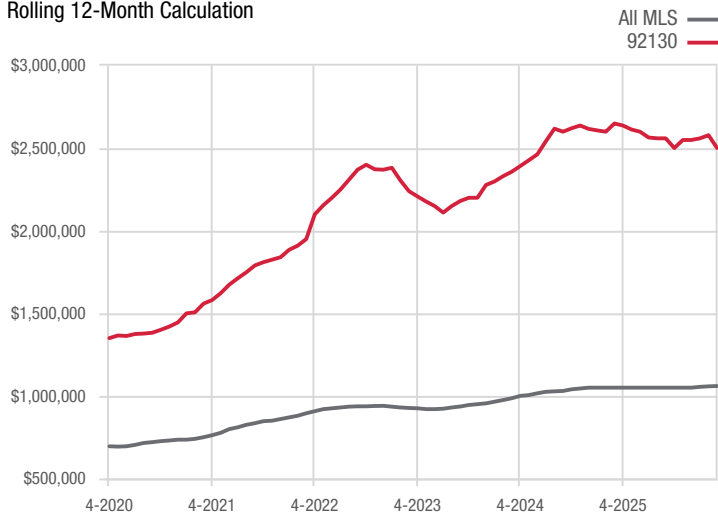
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	32	18	- 43.8%	73	43	- 41.1%
Pending Sales	13	7	- 46.2%	36	20	- 44.4%
Closed Sales	17	10	- 41.2%	36	22	- 38.9%
Median Sales Price*	\$820,000	\$1,200,000	+ 46.3%	\$915,000	\$1,130,000	+ 23.5%
Percent of Original List Price Received*	99.5%	98.2%	- 1.3%	99.6%	97.0%	- 2.6%
Days on Market Until Sale	30	33	+ 10.0%	42	32	- 23.8%
Inventory of Homes for Sale	37	28	- 24.3%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

* 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

