

Local Market Update for April 2025

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

92130

Carmel Valley

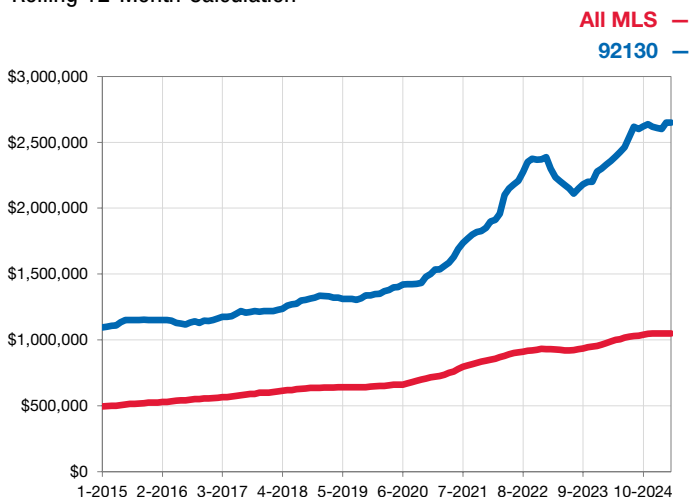
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	33	38	+ 15.2%	119	127	+ 6.7%
Pending Sales	25	24	- 4.0%	90	88	- 2.2%
Closed Sales	31	26	- 16.1%	83	81	- 2.4%
Median Sales Price*	\$2,600,000	\$2,542,104	- 2.2%	\$2,555,000	\$2,606,000	+ 2.0%
Percent of Original List Price Received*	103.1%	100.1%	- 2.9%	101.5%	98.9%	- 2.6%
Days on Market Until Sale	19	19	0.0%	28	29	+ 3.6%
Inventory of Homes for Sale	32	45	+ 40.6%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	29	19	- 34.5%	72	89	+ 23.6%
Pending Sales	18	13	- 27.8%	54	49	- 9.3%
Closed Sales	14	13	- 7.1%	47	49	+ 4.3%
Median Sales Price*	\$1,015,000	\$1,033,000	+ 1.8%	\$1,080,000	\$950,000	- 12.0%
Percent of Original List Price Received*	102.2%	99.9%	- 2.3%	101.7%	99.7%	- 2.0%
Days on Market Until Sale	11	14	+ 27.3%	17	34	+ 100.0%
Inventory of Homes for Sale	17	36	+ 111.8%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--

* 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

