

Local Market Update for September 2024

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

92130

Carmel Valley

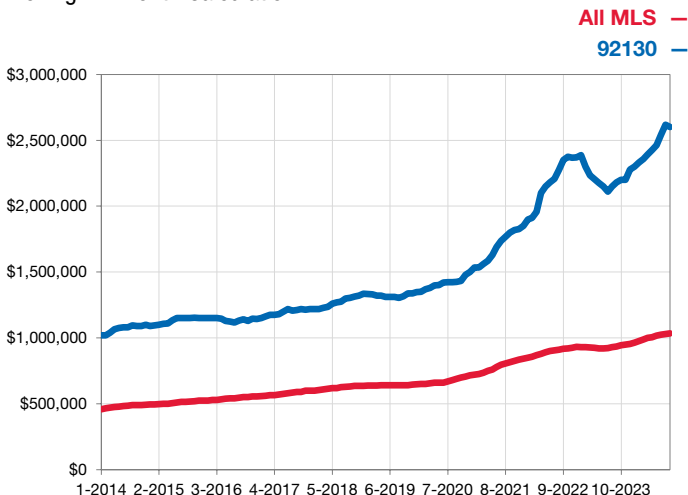
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	19	21	+ 10.5%	243	249	+ 2.5%
Pending Sales	19	15	- 21.1%	161	186	+ 15.5%
Closed Sales	16	15	- 6.3%	155	184	+ 18.7%
Median Sales Price*	\$2,685,000	\$2,617,000	- 2.5%	\$2,280,000	\$2,687,000	+ 17.9%
Percent of Original List Price Received*	99.4%	98.7%	- 0.7%	98.0%	100.7%	+ 2.8%
Days on Market Until Sale	19	27	+ 42.1%	32	27	- 15.6%
Inventory of Homes for Sale	31	35	+ 12.9%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	10	16	+ 60.0%	135	193	+ 43.0%
Pending Sales	12	12	0.0%	118	120	+ 1.7%
Closed Sales	14	9	- 35.7%	115	113	- 1.7%
Median Sales Price*	\$1,039,050	\$1,030,000	- 0.9%	\$975,000	\$1,050,000	+ 7.7%
Percent of Original List Price Received*	101.1%	100.1%	- 1.0%	100.3%	101.6%	+ 1.3%
Days on Market Until Sale	22	24	+ 9.1%	36	18	- 50.0%
Inventory of Homes for Sale	9	33	+ 266.7%	--	--	--
Months Supply of Inventory	0.8	2.7	+ 237.5%	--	--	--

* 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

