

Local Market Update for June 2024

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

92130

Carmel Valley

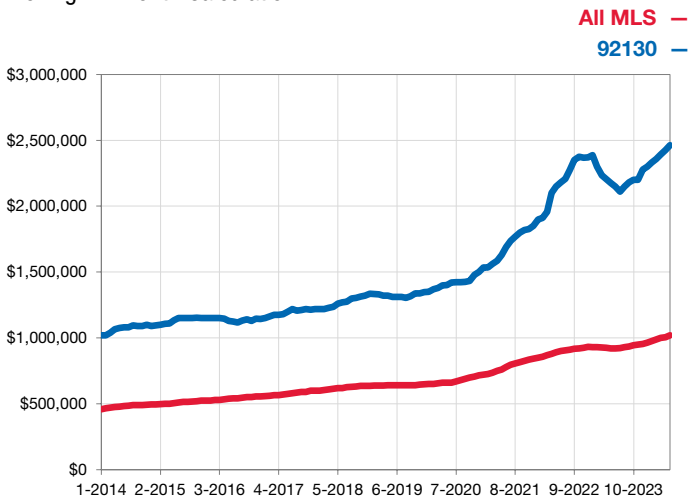
Single Family	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	35	31	- 11.4%	162	185	+ 14.2%
Pending Sales	15	22	+ 46.7%	101	134	+ 32.7%
Closed Sales	18	22	+ 22.2%	102	129	+ 26.5%
Median Sales Price*	\$2,282,500	\$2,660,000	+ 16.5%	\$2,180,660	\$2,600,000	+ 19.2%
Percent of Original List Price Received*	99.5%	101.1%	+ 1.6%	97.5%	101.4%	+ 4.0%
Days on Market Until Sale	28	29	+ 3.6%	35	26	- 25.7%
Inventory of Homes for Sale	45	43	- 4.4%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

* 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.

Townhouse-Condo	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	16	16	0.0%	87	118	+ 35.6%
Pending Sales	11	12	+ 9.1%	75	82	+ 9.3%
Closed Sales	15	9	- 40.0%	74	73	- 1.4%
Median Sales Price*	\$1,050,000	\$1,246,000	+ 18.7%	\$952,500	\$1,077,000	+ 13.1%
Percent of Original List Price Received*	101.4%	104.3%	+ 2.9%	99.7%	102.2%	+ 2.5%
Days on Market Until Sale	15	13	- 13.3%	40	17	- 57.5%
Inventory of Homes for Sale	15	24	+ 60.0%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

* 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

