

# Local Market Update for September 2025

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

92130

Carmel Valley

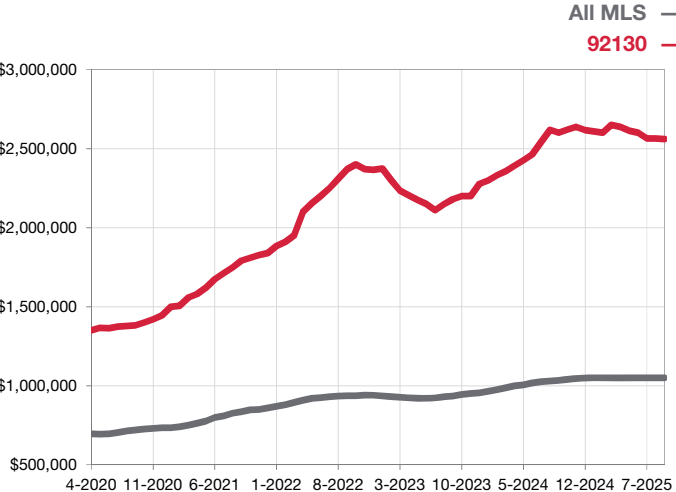
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	19	19	0.0%	215	274	+ 27.4%
Pending Sales	14	17	+ 21.4%	185	184	- 0.5%
Closed Sales	15	15	0.0%	184	184	0.0%
Median Sales Price*	\$2,617,000	\$2,630,000	+ 0.5%	\$2,687,000	\$2,583,000	- 3.9%
Percent of Original List Price Received*	98.7%	96.3%	- 2.4%	100.7%	98.0%	- 2.7%
Days on Market Until Sale	27	30	+ 11.1%	27	30	+ 11.1%
Inventory of Homes for Sale	33	41	+ 24.2%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

\* 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.

Attached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	14	21	+ 50.0%	147	214	+ 45.6%
Pending Sales	10	15	+ 50.0%	118	123	+ 4.2%
Closed Sales	10	19	+ 90.0%	114	120	+ 5.3%
Median Sales Price*	\$1,102,500	\$995,000	- 9.8%	\$1,050,000	\$997,500	- 5.0%
Percent of Original List Price Received*	98.8%	97.3%	- 1.5%	101.5%	98.1%	- 3.3%
Days on Market Until Sale	27	37	+ 37.0%	18	35	+ 94.4%
Inventory of Homes for Sale	32	30	- 6.3%	--	--	--
Months Supply of Inventory	2.7	2.2	- 18.5%	--	--	--

\* 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

