

# Local Market Update for February 2025

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

## 92130

Carmel Valley

### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	23	35	+ 52.2%	46	58	+ 26.1%
Pending Sales	20	21	+ 5.0%	35	43	+ 22.9%
Closed Sales	22	21	- 4.5%	36	40	+ 11.1%
Median Sales Price*	\$2,582,500	\$2,560,000	- 0.9%	\$2,582,500	\$2,550,000	- 1.3%
Percent of Original List Price Received*	98.1%	99.6%	+ 1.5%	99.1%	98.1%	- 1.0%
Days on Market Until Sale	41	18	- 56.1%	35	35	0.0%
Inventory of Homes for Sale	23	35	+ 52.2%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

\* 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.

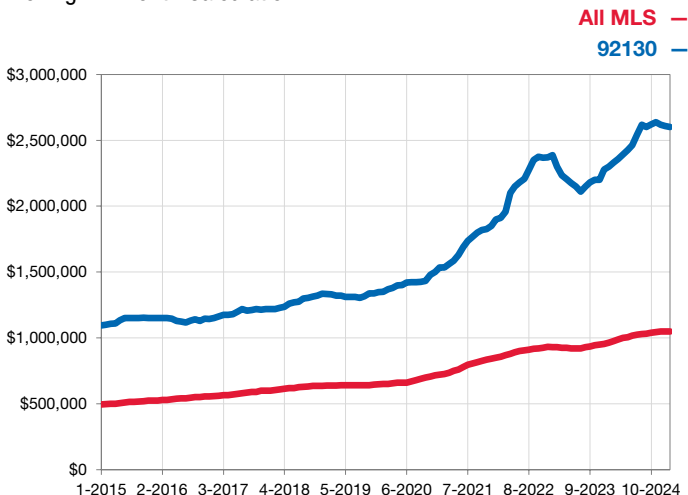
### Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	17	20	+ 17.6%	31	37	+ 19.4%
Pending Sales	13	13	0.0%	26	20	- 23.1%
Closed Sales	12	8	- 33.3%	19	19	0.0%
Median Sales Price*	\$988,500	\$892,500	- 9.7%	\$995,000	\$920,000	- 7.5%
Percent of Original List Price Received*	99.6%	99.3%	- 0.3%	100.4%	99.7%	- 0.7%
Days on Market Until Sale	29	58	+ 100.0%	24	53	+ 120.8%
Inventory of Homes for Sale	9	23	+ 155.6%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--

\* 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

