

Local Market Update for December 2025

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

92130

Carmel Valley

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		0	0	--	283	278	- 1.8%
Pending Sales		15	6	- 60.0%	227	220	- 3.1%
Closed Sales		12	14	+ 16.7%	227	229	+ 0.9%
Median Sales Price*		\$2,067,500	\$2,301,259	+ 11.3%	\$2,617,000	\$2,555,000	- 2.4%
Percent of Original List Price Received*		98.2%	93.9%	- 4.4%	100.1%	97.2%	- 2.9%
Days on Market Until Sale		34	55	+ 61.8%	28	34	+ 21.4%
Inventory of Homes for Sale		25	3	- 88.0%	--	--	--
Months Supply of Inventory		1.3	0.2	- 84.6%	--	--	--

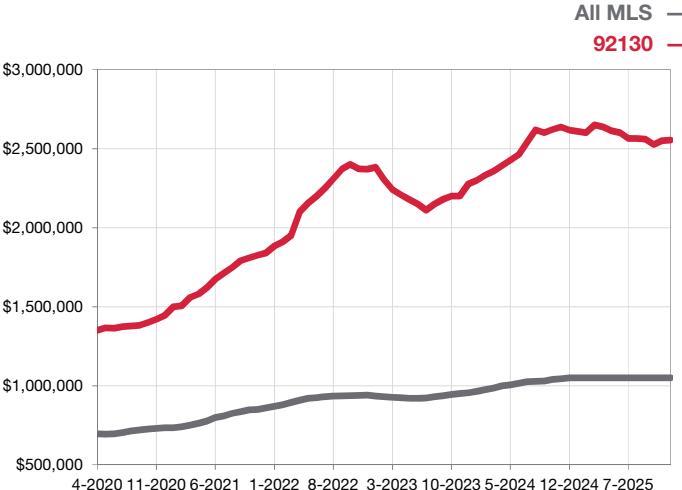
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		4	0	- 100.0%	219	228	+ 4.1%
Pending Sales		9	5	- 44.4%	160	159	- 0.6%
Closed Sales		16	11	- 31.3%	155	162	+ 4.5%
Median Sales Price*		\$878,350	\$988,000	+ 12.5%	\$1,000,000	\$995,000	- 0.5%
Percent of Original List Price Received*		98.2%	97.7%	- 0.5%	100.4%	98.1%	- 2.3%
Days on Market Until Sale		28	58	+ 107.1%	22	36	+ 63.6%
Inventory of Homes for Sale		14	4	- 71.4%	--	--	--
Months Supply of Inventory		1.1	0.3	- 72.7%	--	--	--

* 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

