

Local Market Update for July 2018

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

92130

Carmel Valley

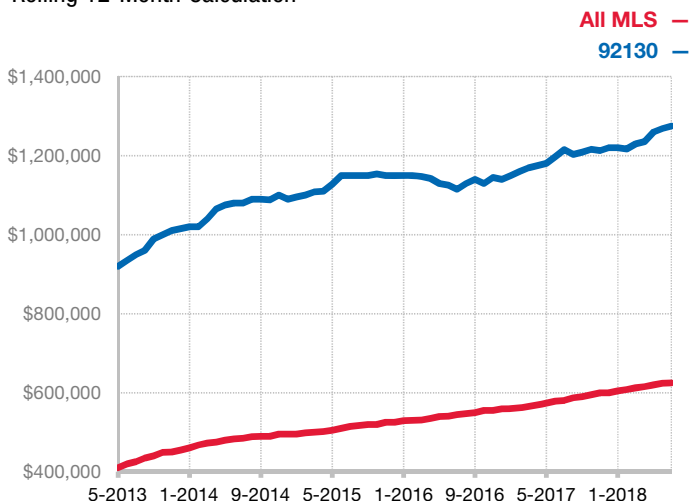
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	55	75	+ 36.4%	426	480	+ 12.7%
Pending Sales	36	57	+ 58.3%	317	326	+ 2.8%
Closed Sales	48	42	- 12.5%	311	284	- 8.7%
Median Sales Price*	\$1,301,500	\$1,358,750	+ 4.4%	\$1,250,000	\$1,335,000	+ 6.8%
Percent of Original List Price Received*	98.1%	97.5%	- 0.6%	98.3%	97.7%	- 0.6%
Days on Market Until Sale	32	25	- 21.9%	30	27	- 10.0%
Inventory of Homes for Sale	95	112	+ 17.9%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	29	31	+ 6.9%	215	211	- 1.9%
Pending Sales	36	23	- 36.1%	187	169	- 9.6%
Closed Sales	27	26	- 3.7%	173	164	- 5.2%
Median Sales Price*	\$592,000	\$678,500	+ 14.6%	\$589,000	\$625,500	+ 6.2%
Percent of Original List Price Received*	99.6%	98.9%	- 0.7%	99.7%	100.0%	+ 0.3%
Days on Market Until Sale	14	16	+ 14.3%	14	13	- 7.1%
Inventory of Homes for Sale	19	23	+ 21.1%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

* 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

