

Local Market Update for May 2018

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

92130

Carmel Valley

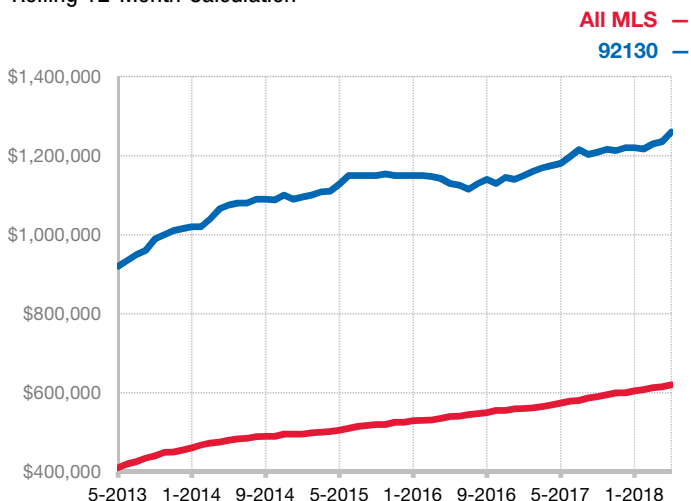
Single Family	May			Year to Date		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	69	70	+ 1.4%	322	323	+ 0.3%
Pending Sales	57	58	+ 1.8%	240	224	- 6.7%
Closed Sales	63	58	- 7.9%	203	183	- 9.9%
Median Sales Price*	\$1,215,000	\$1,340,000	+ 10.3%	\$1,245,000	\$1,335,000	+ 7.2%
Percent of Original List Price Received*	98.0%	98.0%	0.0%	97.9%	97.8%	- 0.1%
Days on Market Until Sale	32	21	- 34.4%	34	29	- 14.7%
Inventory of Homes for Sale	104	83	- 20.2%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

* 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	May			Year to Date		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	35	39	+ 11.4%	143	152	+ 6.3%
Pending Sales	30	33	+ 10.0%	123	124	+ 0.8%
Closed Sales	29	24	- 17.2%	112	106	- 5.4%
Median Sales Price*	\$585,000	\$625,000	+ 6.8%	\$562,500	\$622,500	+ 10.7%
Percent of Original List Price Received*	100.3%	100.1%	- 0.2%	99.5%	100.2%	+ 0.7%
Days on Market Until Sale	14	11	- 21.4%	14	14	0.0%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

