

Local Market Update for October 2018

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

92130

Carmel Valley

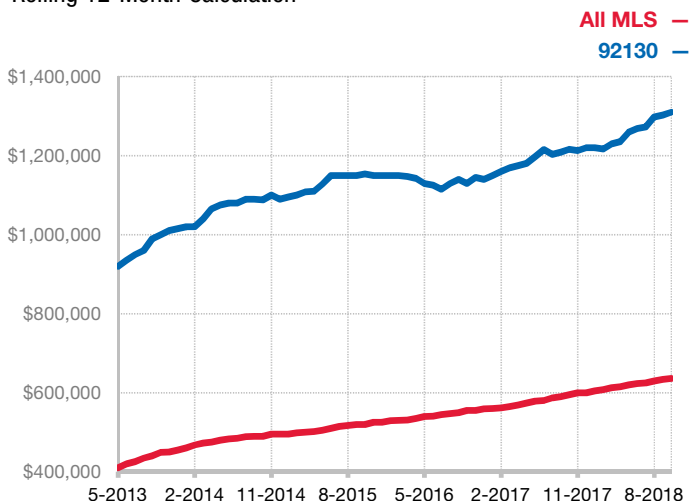
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	49	60	+ 22.4%	580	645	+ 11.2%
Pending Sales	37	25	- 32.4%	428	419	- 2.1%
Closed Sales	34	33	- 2.9%	412	405	- 1.7%
Median Sales Price*	\$1,157,500	\$1,300,000	+ 12.3%	\$1,225,102	\$1,330,000	+ 8.6%
Percent of Original List Price Received*	97.4%	95.5%	- 2.0%	98.1%	97.4%	- 0.7%
Days on Market Until Sale	41	54	+ 31.7%	32	30	- 6.3%
Inventory of Homes for Sale	72	103	+ 43.1%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

* 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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	19	20	+ 5.3%	281	288	+ 2.5%
Pending Sales	18	9	- 50.0%	245	223	- 9.0%
Closed Sales	18	14	- 22.2%	248	226	- 8.9%
Median Sales Price*	\$605,000	\$654,500	+ 8.2%	\$598,000	\$630,000	+ 5.4%
Percent of Original List Price Received*	99.2%	97.5%	- 1.7%	99.5%	99.6%	+ 0.1%
Days on Market Until Sale	24	25	+ 4.2%	15	14	- 6.7%
Inventory of Homes for Sale	14	33	+ 135.7%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

* 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

