

Local Market Update for March 2025

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

92130

Carmel Valley

Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	40	27	- 32.5%	86	86	0.0%
Pending Sales	30	20	- 33.3%	65	63	- 3.1%
Closed Sales	16	15	- 6.3%	52	55	+ 5.8%
Median Sales Price*	\$2,437,500	\$3,024,650	+ 24.1%	\$2,540,000	\$2,725,000	+ 7.3%
Percent of Original List Price Received*	103.7%	98.7%	- 4.8%	100.5%	98.3%	- 2.2%
Days on Market Until Sale	28	32	+ 14.3%	33	34	+ 3.0%
Inventory of Homes for Sale	30	37	+ 23.3%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

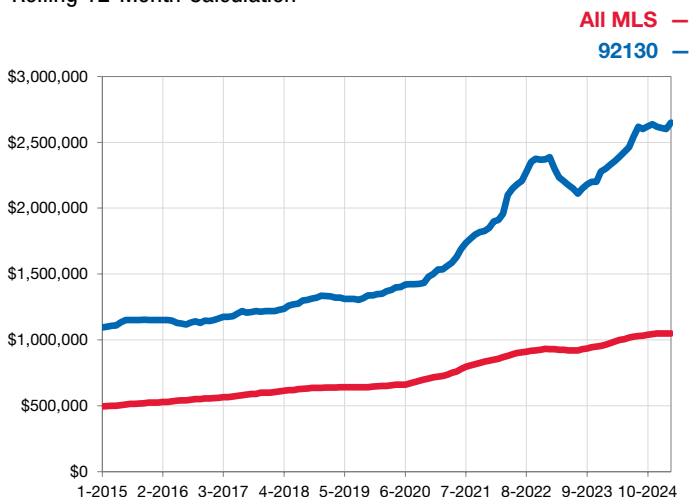
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	12	27	+ 125.0%	43	66	+ 53.5%
Pending Sales	10	12	+ 20.0%	36	35	- 2.8%
Closed Sales	14	17	+ 21.4%	33	36	+ 9.1%
Median Sales Price*	\$1,230,000	\$820,000	- 33.3%	\$1,080,000	\$915,000	- 15.3%
Percent of Original List Price Received*	103.1%	99.5%	- 3.5%	101.5%	99.6%	- 1.9%
Days on Market Until Sale	14	30	+ 114.3%	20	42	+ 110.0%
Inventory of Homes for Sale	8	31	+ 287.5%	--	--	--
Months Supply of Inventory	0.7	2.3	+ 228.6%	--	--	--

* 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

