

Local Market Update for May 2026

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

92130

Carmel Valley

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	34	24	- 29.4%	162	126	- 22.2%
Pending Sales	20	23	+ 15.0%	108	93	- 13.9%
Closed Sales	30	14	- 53.3%	109	72	- 33.9%
Median Sales Price*	\$2,569,444	\$2,907,500	+ 13.2%	\$2,583,000	\$2,643,000	+ 2.3%
Percent of Original List Price Received*	98.6%	99.9%	+ 1.3%	98.8%	99.8%	+ 1.0%
Days on Market Until Sale	29	23	- 20.7%	30	26	- 13.3%
Inventory of Homes for Sale	47	33	- 29.8%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

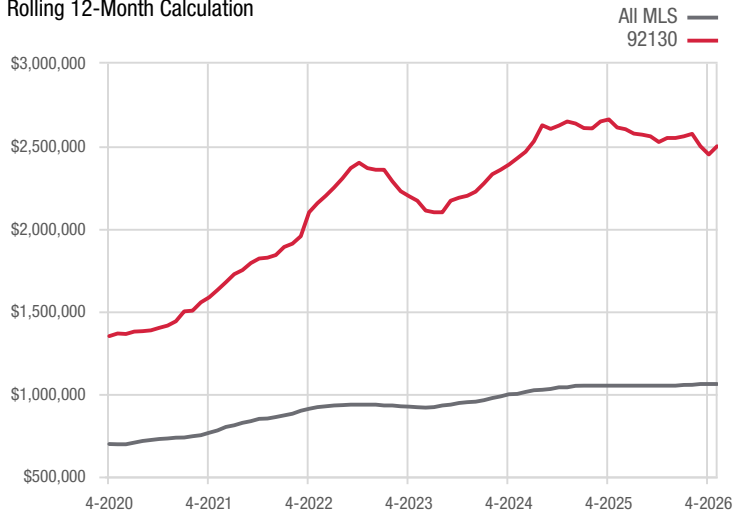
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	27	23	- 14.8%	120	95	- 20.8%
Pending Sales	13	16	+ 23.1%	61	52	- 14.8%
Closed Sales	15	14	- 6.7%	65	44	- 32.3%
Median Sales Price*	\$1,070,000	\$850,000	- 20.6%	\$952,500	\$1,012,500	+ 6.3%
Percent of Original List Price Received*	98.7%	97.7%	- 1.0%	99.4%	97.2%	- 2.2%
Days on Market Until Sale	26	33	+ 26.9%	32	30	- 6.3%
Inventory of Homes for Sale	46	40	- 13.0%	—	—	—
Months Supply of Inventory	3.7	3.2	- 13.5%	—	—	—

* 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

