

Local Market Update for January 2019

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

92130

Carmel Valley

Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	50	57	+ 14.0%	50	57	+ 14.0%
Pending Sales	25	21	- 16.0%	25	21	- 16.0%
Closed Sales	14	21	+ 50.0%	14	21	+ 50.0%
Median Sales Price*	\$1,220,000	\$1,300,000	+ 6.6%	\$1,220,000	\$1,300,000	+ 6.6%
Percent of Original List Price Received*	98.6%	95.5%	- 3.1%	98.6%	95.5%	- 3.1%
Days on Market Until Sale	30	52	+ 73.3%	30	52	+ 73.3%
Inventory of Homes for Sale	64	74	+ 15.6%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--

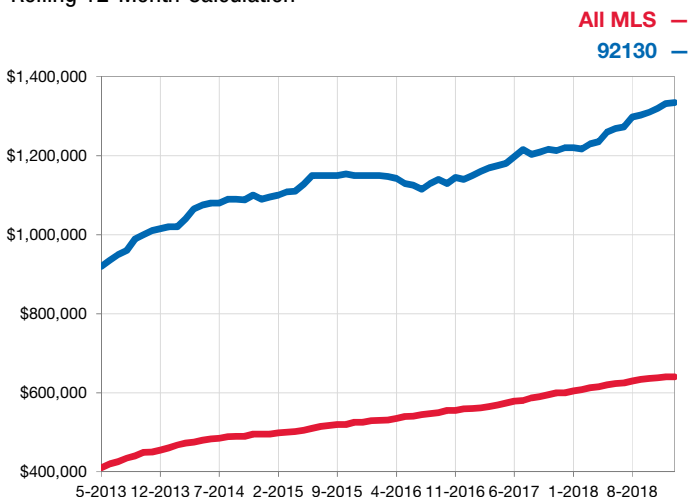
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	26	26	0.0%	26	26	0.0%
Pending Sales	14	19	+ 35.7%	14	19	+ 35.7%
Closed Sales	14	15	+ 7.1%	14	15	+ 7.1%
Median Sales Price*	\$530,000	\$610,000	+ 15.1%	\$530,000	\$610,000	+ 15.1%
Percent of Original List Price Received*	100.4%	96.5%	- 3.9%	100.4%	96.5%	- 3.9%
Days on Market Until Sale	17	35	+ 105.9%	17	35	+ 105.9%
Inventory of Homes for Sale	16	24	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

