

Local Market Update for July 2025

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

92130

Carmel Valley

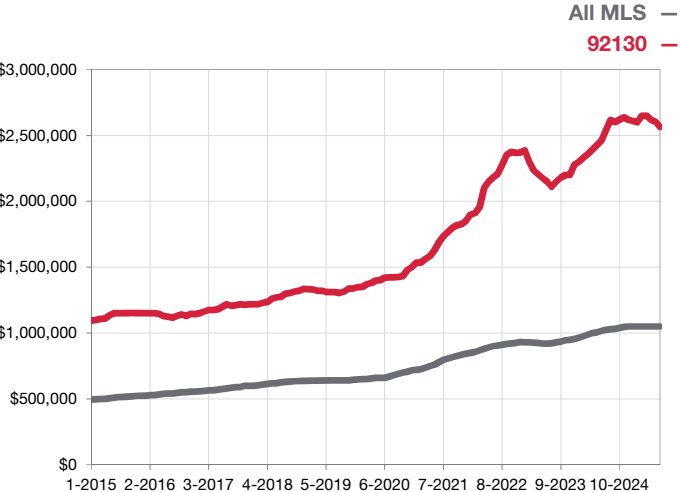
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	21	31	+ 47.6%	206	230	+ 11.7%
Pending Sales	18	27	+ 50.0%	152	155	+ 2.0%
Closed Sales	22	20	- 9.1%	151	146	- 3.3%
Median Sales Price*	\$2,823,500	\$2,357,500	- 16.5%	\$2,650,000	\$2,555,000	- 3.6%
Percent of Original List Price Received*	100.2%	98.8%	- 1.4%	101.2%	98.6%	- 2.6%
Days on Market Until Sale	21	27	+ 28.6%	26	29	+ 11.5%
Inventory of Homes for Sale	39	45	+ 15.4%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

* 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	34	32	- 5.9%	156	173	+ 10.9%
Pending Sales	15	11	- 26.7%	96	85	- 11.5%
Closed Sales	17	15	- 11.8%	90	88	- 2.2%
Median Sales Price*	\$962,000	\$990,000	+ 2.9%	\$1,057,500	\$990,000	- 6.4%
Percent of Original List Price Received*	101.5%	96.2%	- 5.2%	102.1%	98.7%	- 3.3%
Days on Market Until Sale	17	39	+ 129.4%	17	33	+ 94.1%
Inventory of Homes for Sale	38	49	+ 28.9%	--	--	--
Months Supply of Inventory	3.1	3.9	+ 25.8%	--	--	--

* 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

