

Local Market Update for January 2018

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

92130

Carmel Valley

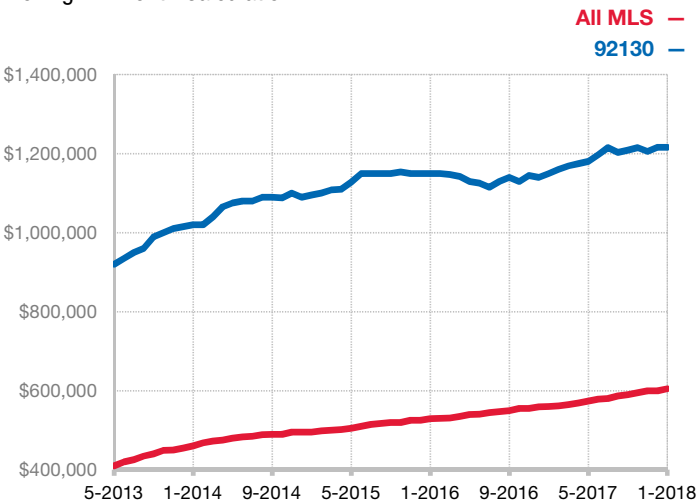
Single Family	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	52	47	- 9.6%	52	47	- 9.6%
Pending Sales	42	24	- 42.9%	42	24	- 42.9%
Closed Sales	29	13	- 55.2%	29	13	- 55.2%
Median Sales Price*	\$1,300,000	\$1,230,000	- 5.4%	\$1,300,000	\$1,230,000	- 5.4%
Percent of Original List Price Received*	97.4%	98.7%	+ 1.3%	97.4%	98.7%	+ 1.3%
Days on Market Until Sale	45	29	- 35.6%	45	29	- 35.6%
Inventory of Homes for Sale	74	61	- 17.6%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

* 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	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	18	24	+ 33.3%	18	24	+ 33.3%
Pending Sales	16	16	0.0%	16	16	0.0%
Closed Sales	22	13	- 40.9%	22	13	- 40.9%
Median Sales Price*	\$528,000	\$560,000	+ 6.1%	\$528,000	\$560,000	+ 6.1%
Percent of Original List Price Received*	97.6%	100.3%	+ 2.8%	97.6%	100.3%	+ 2.8%
Days on Market Until Sale	17	13	- 23.5%	17	13	- 23.5%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

* 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

