

Local Market Update for January 2021

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

92130

Carmel Valley

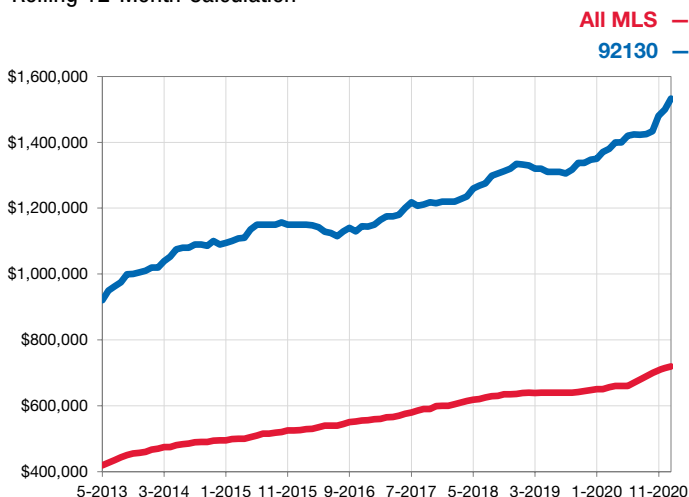
Single Family	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
Key Metrics						
New Listings	45	39	- 13.3%	45	39	- 13.3%
Pending Sales	36	33	- 8.3%	36	33	- 8.3%
Closed Sales	31	43	+ 38.7%	31	43	+ 38.7%
Median Sales Price*	\$1,330,000	\$1,652,000	+ 24.2%	\$1,330,000	\$1,652,000	+ 24.2%
Percent of Original List Price Received*	97.9%	99.8%	+ 1.9%	97.9%	99.8%	+ 1.9%
Days on Market Until Sale	36	27	- 25.0%	36	27	- 25.0%
Inventory of Homes for Sale	80	26	- 67.5%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
Key Metrics						
New Listings	17	16	- 5.9%	17	16	- 5.9%
Pending Sales	14	20	+ 42.9%	14	20	+ 42.9%
Closed Sales	8	12	+ 50.0%	8	12	+ 50.0%
Median Sales Price*	\$694,500	\$710,000	+ 2.2%	\$694,500	\$710,000	+ 2.2%
Percent of Original List Price Received*	97.5%	100.1%	+ 2.7%	97.5%	100.1%	+ 2.7%
Days on Market Until Sale	35	17	- 51.4%	35	17	- 51.4%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.0	0.4	- 60.0%	--	--	--

* 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

