Local Market Update for September 2026

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

92130

Carmel Valley

Detached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	19	**15**	- 21.1%	268	**230**	- 14.2%
Pending Sales	15	**13**	- 13.3%	180	**185**	+ 2.8%
Closed Sales	15	**21**	+ 40.0%	182	**174**	- 4.4%
Median Sales Price*	$2,630,000	**$2,570,000**	- 2.3%	$2,576,500	**$2,600,000**	+ 0.9%
Percent of Original List Price Received*	96.3%	**97.5%**	+ 1.2%	98.0%	**99.4%**	+ 1.4%
Days on Market Until Sale	30	**21**	- 30.0%	30	**28**	- 6.7%
Inventory of Homes for Sale	41	**19**	- 53.7%	—	—	—
Months Supply of Inventory	2.2	**1.0**	- 54.5%	—	—	—

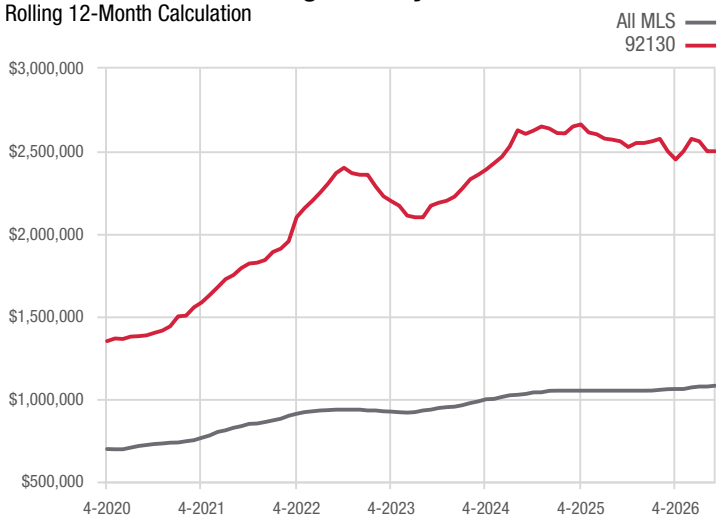
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	24	**21**	- 12.5%	213	**182**	- 14.6%
Pending Sales	17	**9**	- 47.1%	124	**95**	- 23.4%
Closed Sales	19	**11**	- 42.1%	119	**97**	- 18.5%
Median Sales Price*	$995,000	**$830,000**	- 16.6%	$995,000	**$1,010,000**	+ 1.5%
Percent of Original List Price Received*	97.3%	**95.7%**	- 1.6%	98.2%	**97.2%**	- 1.0%
Days on Market Until Sale	37	**44**	+ 18.9%	36	**35**	- 2.8%
Inventory of Homes for Sale	32	**41**	+ 28.1%	—	—	—
Months Supply of Inventory	2.3	**3.8**	+ 65.2%	—	—	—

* 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.

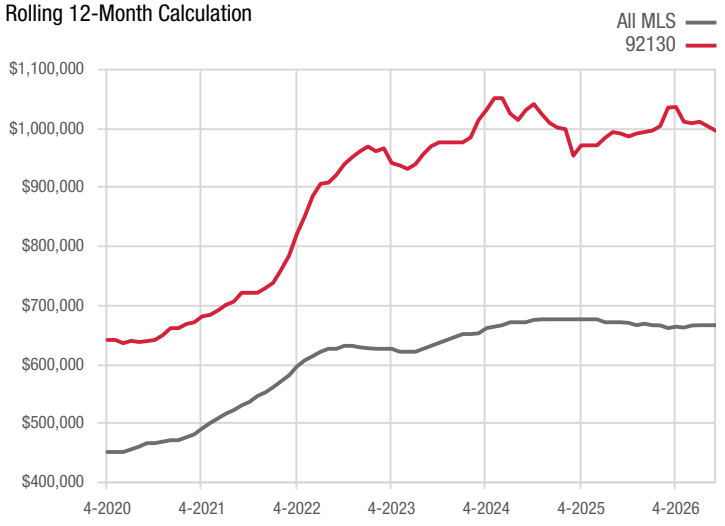
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of October 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.