Local Market Update for October 2026

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

92130

Carmel Valley

Detached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	19	**17**	- 10.5%	287	**246**	- 14.3%
Pending Sales	15	**9**	- 40.0%	195	**192**	- 1.5%
Closed Sales	16	**13**	- 18.8%	198	**187**	- 5.6%
Median Sales Price*	$2,195,174	**$2,850,000**	+ 29.8%	$2,555,000	**$2,603,400**	+ 1.9%
Percent of Original List Price Received*	96.0%	**95.5%**	- 0.5%	97.9%	**99.2%**	+ 1.3%
Days on Market Until Sale	36	**42**	+ 16.7%	30	**29**	- 3.3%
Inventory of Homes for Sale	37	**25**	- 32.4%	—	—	—
Months Supply of Inventory	2.0	**1.4**	- 30.0%	—	—	—

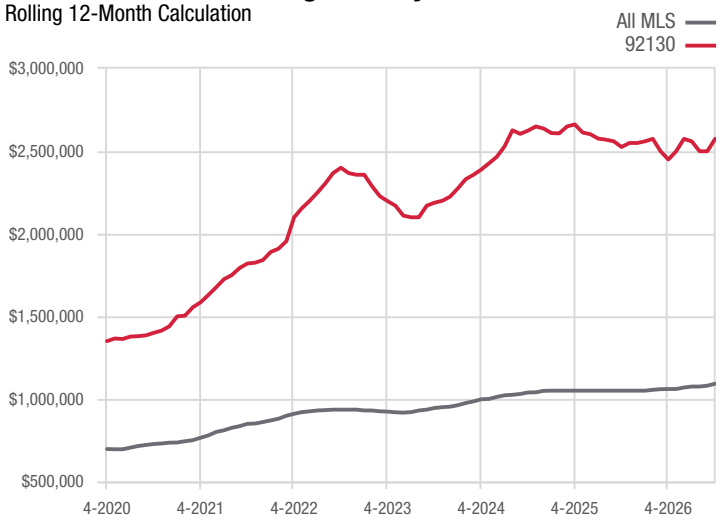
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	13	**18**	+ 38.5%	226	**199**	- 11.9%
Pending Sales	13	**6**	- 53.8%	137	**102**	- 25.5%
Closed Sales	20	**8**	- 60.0%	139	**106**	- 23.7%
Median Sales Price*	$947,500	**$825,000**	- 12.9%	$995,000	**$1,002,500**	+ 0.8%
Percent of Original List Price Received*	97.8%	**93.9%**	- 4.0%	98.1%	**97.0%**	- 1.1%
Days on Market Until Sale	36	**55**	+ 52.8%	36	**37**	+ 2.8%
Inventory of Homes for Sale	25	**43**	+ 72.0%	—	—	—
Months Supply of Inventory	1.8	**4.1**	+ 127.8%	—	—	—

* 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.

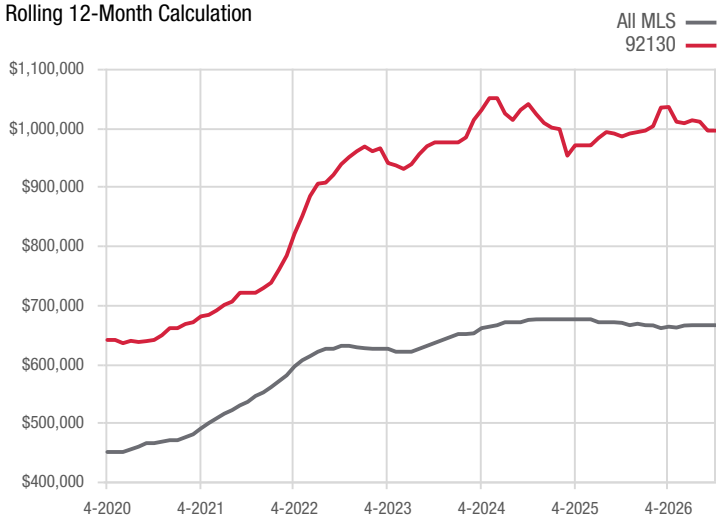
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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