

92130

Carmel Valley

| Detached                                 | August      |             |          | Year to Date |             |          |
|------------------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                              | 2025        | 2026        | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                             | 24          | 20          | - 16.7%  | 249          | 219         | - 12.0%  |
| Pending Sales                            | 13          | 25          | + 92.3%  | 165          | 172         | + 4.2%   |
| Closed Sales                             | 23          | 16          | - 30.4%  | 167          | 152         | - 9.0%   |
| Median Sales Price*                      | \$2,750,000 | \$2,575,000 | - 6.4%   | \$2,570,000  | \$2,600,000 | + 1.2%   |
| Percent of Original List Price Received* | 95.3%       | 99.5%       | + 4.4%   | 98.2%        | 99.7%       | + 1.5%   |
| Days on Market Until Sale                | 33          | 38          | + 15.2%  | 30           | 29          | - 3.3%   |
| Inventory of Homes for Sale              | 44          | 22          | - 50.0%  | —            | —           | —        |
| Months Supply of Inventory               | 2.4         | 1.2         | - 50.0%  | —            | —           | —        |

\* 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                                 | August      |             |          | Year to Date |             |          |
|------------------------------------------|-------------|-------------|----------|--------------|-------------|----------|
| Key Metrics                              | 2025        | 2026        | % Change | Thru 8-2025  | Thru 8-2026 | % Change |
| New Listings                             | 16          | 23          | + 43.8%  | 189          | 164         | - 13.2%  |
| Pending Sales                            | 22          | 12          | - 45.5%  | 107          | 87          | - 18.7%  |
| Closed Sales                             | 12          | 13          | + 8.3%   | 100          | 87          | - 13.0%  |
| Median Sales Price*                      | \$1,254,000 | \$1,215,000 | - 3.1%   | \$997,500    | \$1,035,000 | + 3.8%   |
| Percent of Original List Price Received* | 94.7%       | 97.3%       | + 2.7%   | 98.3%        | 97.4%       | - 0.9%   |
| Days on Market Until Sale                | 50          | 42          | - 16.0%  | 35           | 34          | - 2.9%   |
| Inventory of Homes for Sale              | 32          | 44          | + 37.5%  | —            | —           | —        |
| Months Supply of Inventory               | 2.4         | 3.8         | + 58.3%  | —            | —           | —        |

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