

Local Market Update for August 2024

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

92130

Carmel Valley

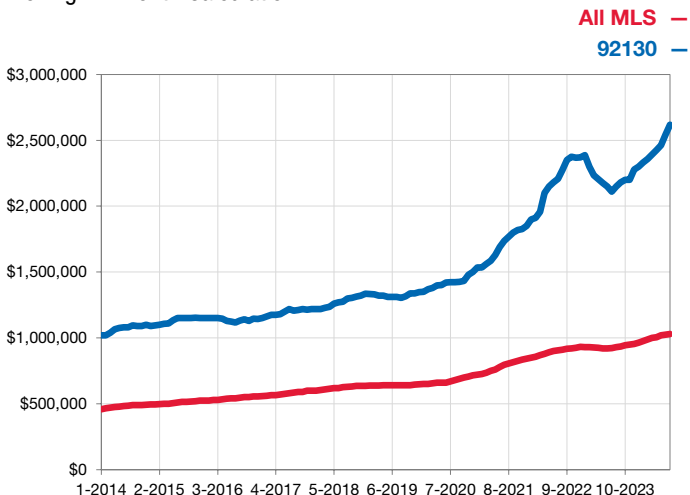
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	32	21	- 34.4%	224	227	+ 1.3%
Pending Sales	21	19	- 9.5%	143	171	+ 19.6%
Closed Sales	22	18	- 18.2%	139	169	+ 21.6%
Median Sales Price*	\$2,400,000	\$2,940,000	+ 22.5%	\$2,195,000	\$2,699,000	+ 23.0%
Percent of Original List Price Received*	98.4%	98.3%	- 0.1%	97.8%	100.9%	+ 3.2%
Days on Market Until Sale	32	36	+ 12.5%	34	27	- 20.6%
Inventory of Homes for Sale	42	34	- 19.0%	--	--	--
Months Supply of Inventory	2.4	1.8	- 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.

Townhouse-Condo	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
Key Metrics						
New Listings	19	21	+ 10.5%	125	175	+ 40.0%
Pending Sales	14	10	- 28.6%	106	106	0.0%
Closed Sales	16	14	- 12.5%	101	104	+ 3.0%
Median Sales Price*	\$910,000	\$987,500	+ 8.5%	\$969,000	\$1,050,000	+ 8.4%
Percent of Original List Price Received*	99.8%	100.0%	+ 0.2%	100.2%	101.8%	+ 1.6%
Days on Market Until Sale	47	19	- 59.6%	38	17	- 55.3%
Inventory of Homes for Sale	15	36	+ 140.0%	--	--	--
Months Supply of Inventory	1.2	3.0	+ 150.0%	--	--	--

* 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

