

# Local Market Update for October 2024

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

## 92130

Carmel Valley

### Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	15	17	+ 13.3%	258	268	+ 3.9%
Pending Sales	11	19	+ 72.7%	172	205	+ 19.2%
Closed Sales	20	21	+ 5.0%	175	205	+ 17.1%
Median Sales Price*	\$2,315,000	\$2,625,000	+ 13.4%	\$2,300,000	\$2,675,000	+ 16.3%
Percent of Original List Price Received*	96.5%	95.1%	- 1.5%	97.8%	100.2%	+ 2.5%
Days on Market Until Sale	27	44	+ 63.0%	31	28	- 9.7%
Inventory of Homes for Sale	27	32	+ 18.5%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

\* 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.

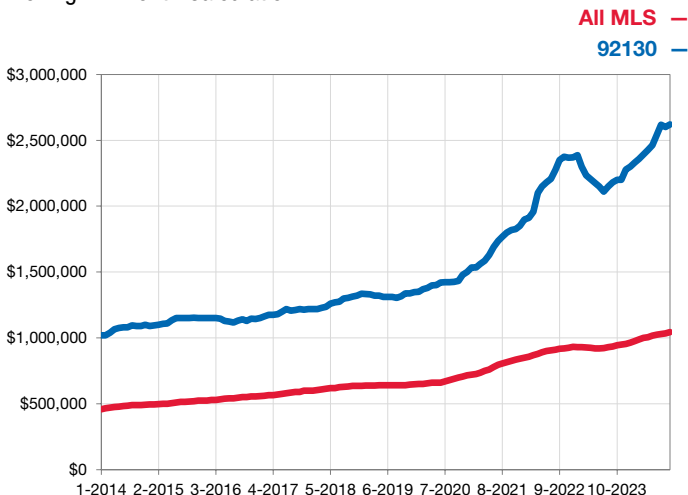
### Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	15	20	+ 33.3%	150	213	+ 42.0%
Pending Sales	9	12	+ 33.3%	127	131	+ 3.1%
Closed Sales	9	9	0.0%	124	123	- 0.8%
Median Sales Price*	\$1,035,000	\$1,160,000	+ 12.1%	\$977,000	\$1,050,000	+ 7.5%
Percent of Original List Price Received*	101.2%	94.2%	- 6.9%	100.3%	101.0%	+ 0.7%
Days on Market Until Sale	33	40	+ 21.2%	36	20	- 44.4%
Inventory of Homes for Sale	10	30	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.4	+ 200.0%	--	--	--

\* 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

