

Local Market Update for April 2026

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

92130

Carmel Valley

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	41	34	- 17.1%	130	105	- 19.2%
Pending Sales	25	22	- 12.0%	89	71	- 20.2%
Closed Sales	25	28	+ 12.0%	80	59	- 26.3%
Median Sales Price*	\$2,501,208	\$2,475,000	- 1.0%	\$2,594,500	\$2,575,000	- 0.8%
Percent of Original List Price Received*	100.1%	100.7%	+ 0.6%	98.9%	99.8%	+ 0.9%
Days on Market Until Sale	20	18	- 10.0%	30	26	- 13.3%
Inventory of Homes for Sale	47	37	- 21.3%	—	—	—
Months Supply of Inventory	2.5	2.2	- 12.0%	—	—	—

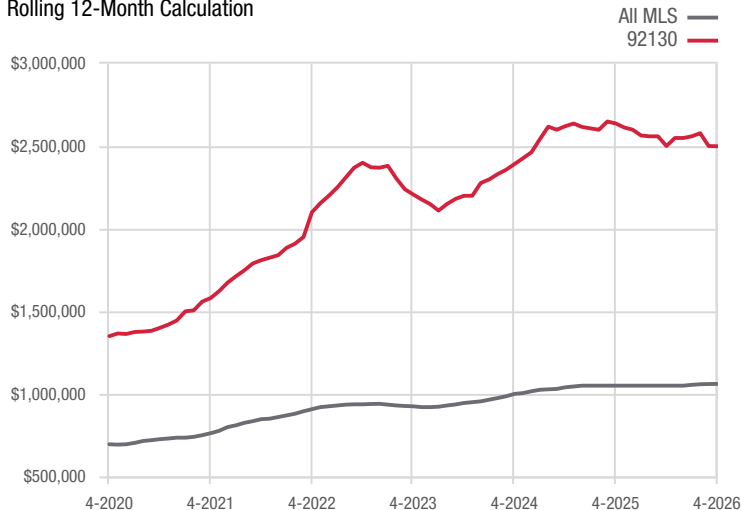
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	21	28	+ 33.3%	94	72	- 23.4%
Pending Sales	12	12	0.0%	48	34	- 29.2%
Closed Sales	14	9	- 35.7%	50	31	- 38.0%
Median Sales Price*	\$1,066,500	\$1,160,000	+ 8.8%	\$951,250	\$1,150,000	+ 20.9%
Percent of Original List Price Received*	99.8%	98.5%	- 1.3%	99.7%	97.4%	- 2.3%
Days on Market Until Sale	13	15	+ 15.4%	34	27	- 20.6%
Inventory of Homes for Sale	40	41	+ 2.5%	—	—	—
Months Supply of Inventory	3.1	3.3	+ 6.5%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

