

Local Market Update for November 2025

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

92130

Carmel Valley

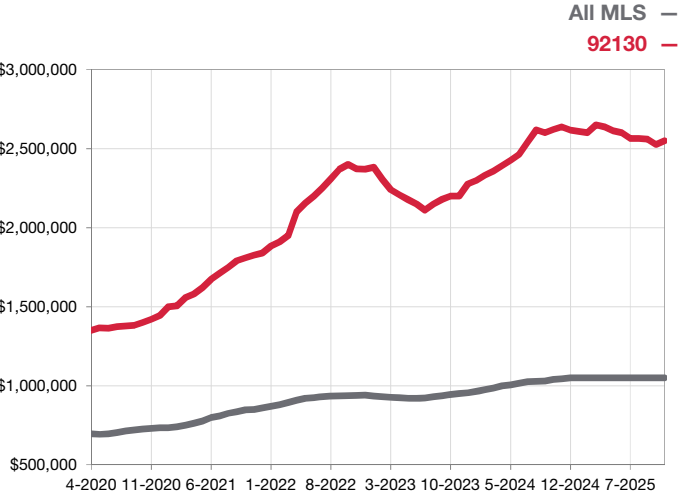
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	14	14	0.0%	269	306	+ 13.8%
Pending Sales	7	14	+ 100.0%	212	213	+ 0.5%
Closed Sales	10	14	+ 40.0%	215	215	0.0%
Median Sales Price*	\$2,215,000	\$2,448,500	+ 10.5%	\$2,650,000	\$2,560,000	- 3.4%
Percent of Original List Price Received*	101.4%	92.4%	- 8.9%	100.2%	97.4%	- 2.8%
Days on Market Until Sale	17	63	+ 270.6%	28	32	+ 14.3%
Inventory of Homes for Sale	31	27	- 12.9%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

* 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	19	10	- 47.4%	215	238	+ 10.7%
Pending Sales	21	15	- 28.6%	151	153	+ 1.3%
Closed Sales	16	11	- 31.3%	139	151	+ 8.6%
Median Sales Price*	\$912,450	\$1,040,000	+ 14.0%	\$1,030,000	\$995,000	- 3.4%
Percent of Original List Price Received*	98.5%	99.3%	+ 0.8%	100.7%	98.2%	- 2.5%
Days on Market Until Sale	31	21	- 32.3%	21	34	+ 61.9%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

