

Local Market Update for January 2026

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

92130

Carmel Valley

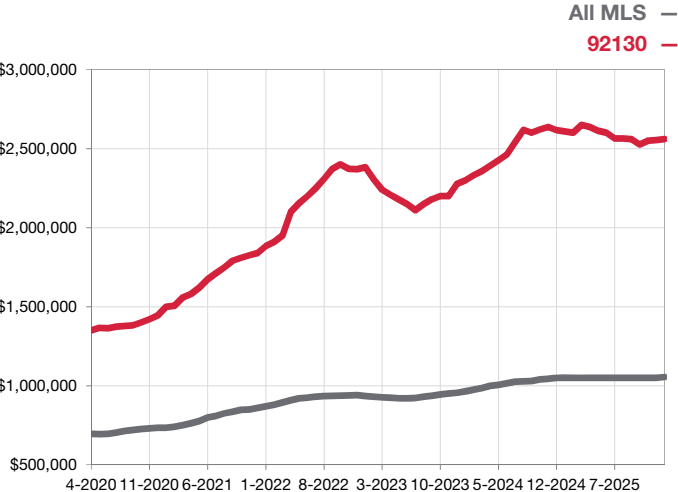
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	23	22	- 4.3%	23	22	- 4.3%
Pending Sales	22	12	- 45.5%	22	12	- 45.5%
Closed Sales	19	4	- 78.9%	19	4	- 78.9%
Median Sales Price*	\$2,498,000	\$2,612,500	+ 4.6%	\$2,498,000	\$2,612,500	+ 4.6%
Percent of Original List Price Received*	96.5%	96.1%	- 0.4%	96.5%	96.1%	- 0.4%
Days on Market Until Sale	55	67	+ 21.8%	55	67	+ 21.8%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	17	7	- 58.8%	17	7	- 58.8%
Pending Sales	7	5	- 28.6%	7	5	- 28.6%
Closed Sales	11	7	- 36.4%	11	7	- 36.4%
Median Sales Price*	\$920,000	\$1,202,500	+ 30.7%	\$920,000	\$1,202,500	+ 30.7%
Percent of Original List Price Received*	100.0%	95.5%	- 4.5%	100.0%	95.5%	- 4.5%
Days on Market Until Sale	49	32	- 34.7%	49	32	- 34.7%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

* 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

