

Local Market Update for July 2015

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

92130

Carmel Valley

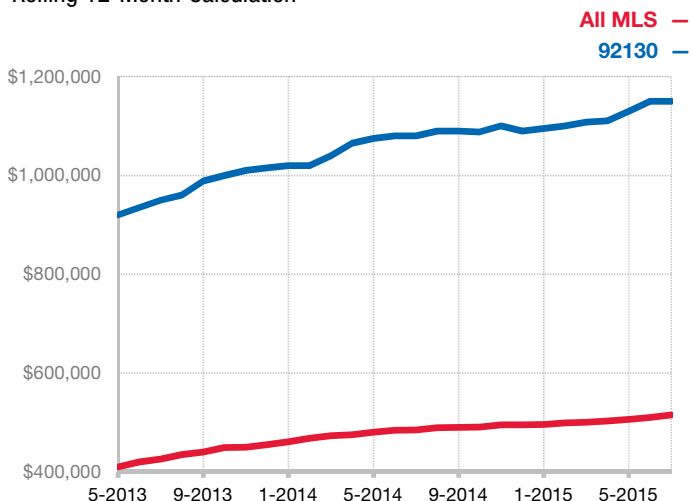
Single Family	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
Key Metrics						
New Listings	59	74	+ 25.4%	481	492	+ 2.3%
Pending Sales	42	47	+ 11.9%	312	320	+ 2.6%
Closed Sales	44	46	+ 4.5%	295	272	- 7.8%
Median Sales Price*	\$1,107,500	\$1,220,000	+ 10.2%	\$1,086,000	\$1,180,000	+ 8.7%
Percent of Original List Price Received*	96.5%	96.0%	- 0.5%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	27	40	+ 48.1%	31	41	+ 32.3%
Inventory of Homes for Sale	128	144	+ 12.5%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--

* 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	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
Key Metrics						
New Listings	53	49	- 7.5%	286	295	+ 3.1%
Pending Sales	33	38	+ 15.2%	189	226	+ 19.6%
Closed Sales	28	42	+ 50.0%	178	202	+ 13.5%
Median Sales Price*	\$486,500	\$511,425	+ 5.1%	\$465,000	\$499,500	+ 7.4%
Percent of Original List Price Received*	96.3%	96.6%	+ 0.3%	98.1%	97.5%	- 0.6%
Days on Market Until Sale	36	34	- 5.6%	28	32	+ 14.3%
Inventory of Homes for Sale	72	42	- 41.7%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--

* 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

