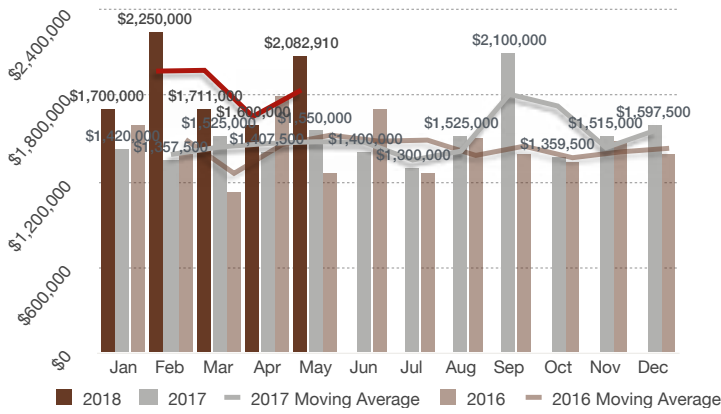


Carmel Market Report

JUNE 2, 2018

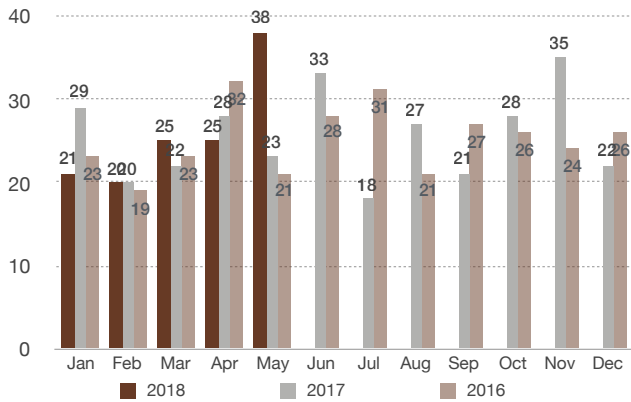
Carmel Median Sale Price 2016-2018



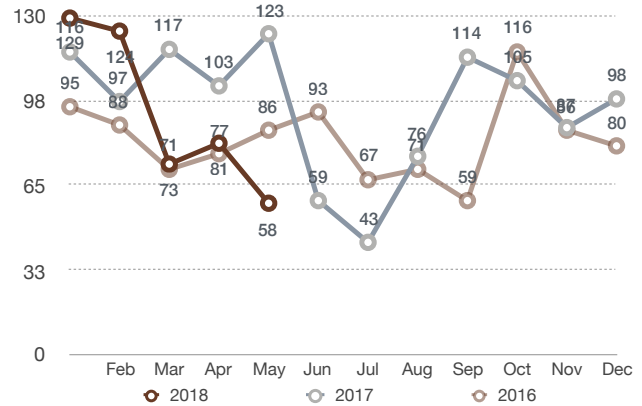
The are strong sales in the Carmel market with the highest monthly sales since May 2014. There are currently 35 homes in escrow with 2 in the \$4.1M-\$6.8M range, 6 in the \$3.35M-\$4.4M range, 9 in \$1.9M-\$2.6M, 16 in the \$1M-\$1.9M range and 2 under \$1M.

	May	2018	2017
Median Sales Price		\$2,082,910	\$1,550,000
Monthly Homes Sold		38	23
Avg. Days on Market		58	123
Total Homes Sales Volume		\$79,150,582	\$46,266,700
Avg. Pending / Active		161	190

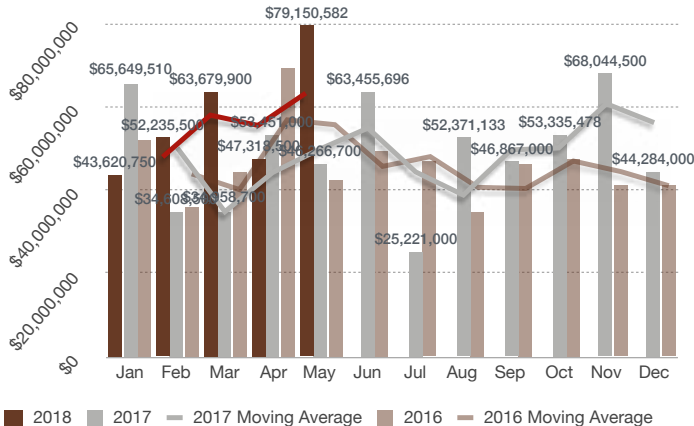
Carmel Homes Sold By Month



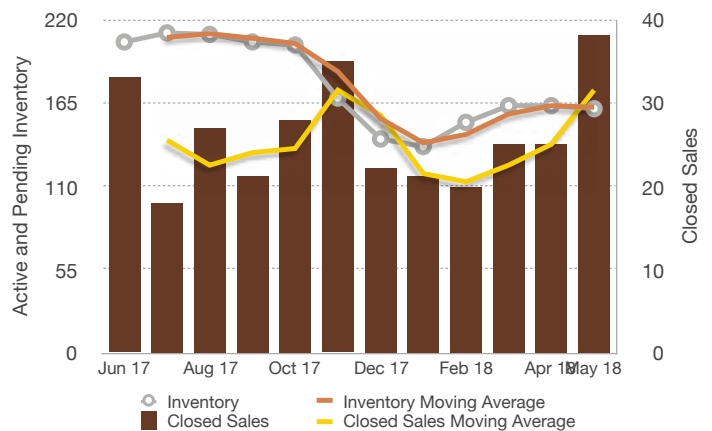
Carmel Average Days on Market



Carmel Home Sales Dollar Volume



Carmel: Active & Pending Inventory Compared with Closed Sales



Carmel

	Inventory	Closed Sales
Jun 17	205	33
Jul 17	211	18
Aug 17	210	27
Sep 17	205	21
Oct 17	203	28
Nov 17	168	35
Dec 17	141	22
Jan 18	136	21
Feb 18	152	20
Mar 18	163	25
Apr 18	163	25
May 18	161	38

Carmel Homes Sold By Month: 2016-2018

	2018	2017	2016
Jan	21	29	23
Feb	20	20	19
Mar	25	22	23
Apr	25	28	32
May	38	23	21
Jun		33	28
Jul		18	31
Aug		27	21
Sep		21	27
Oct		28	26
Nov		35	24
Dec		22	26

Carmel Average Days on Market

	2018	2017	2016
Jan	129	116	95
Feb	124	97	88
Mar	73	117	71
Apr	81	103	77
May	58	123	86
Jun		59	93
Jul		43	67
Aug		76	71
Sep		114	59
Oct		105	116
Nov		87	86
Dec		98	80

Carmel Median Sale Price: 2016-2018

	2018	2017	2016
Jan	\$1,700,000	\$1,420,000	\$1,595,000
Feb	\$2,250,000	\$1,357,500	\$1,392,500
Mar	\$1,711,000	\$1,525,000	\$1,120,000
Apr	\$1,600,000	\$1,407,500	\$1,800,000
May	\$2,082,910	\$1,550,000	\$1,250,000
Jun		\$1,400,000	\$1,715,000
Jul		\$1,300,000	\$1,265,000
Aug		\$1,525,000	\$1,500,000
Sep		\$2,100,000	\$1,395,000
Oct		\$1,359,500	\$1,337,500
Nov		\$1,515,000	\$1,477,500
Dec		\$1,597,500	\$1,387,500

Carmel Home Sales Dollar Volume

	2018	2017	2016
Jan	\$43,620,750	\$65,649,510	\$52,039,125
Feb	\$52,235,500	\$34,608,500	\$35,700,425
Mar	\$63,679,900	\$34,958,700	\$44,495,500
Apr	\$47,318,500	\$53,451,000	\$69,169,000
May	\$79,150,582	\$46,266,700	\$42,167,625
Jun		\$63,455,696	\$49,178,801
Jul		\$25,221,000	\$46,835,300
Aug		\$52,371,133	\$34,442,538
Sep		\$46,867,000	\$46,284,890
Oct		\$53,335,478	\$47,624,257
Nov		\$68,044,500	\$41,188,000
Dec		\$44,284,000	\$40,871,050

Carmel Active/ Pending Inventory

	2018	2017	2016
Jan	136	170	157
Feb	152	175	164
Mar	163	169	188
Apr	163	160	190
May	161	190	190
Jun		205	195
Jul		211	209
Aug		210	211
Sep		205	219
Oct		203	214
Nov		168	186
Dec		141	182