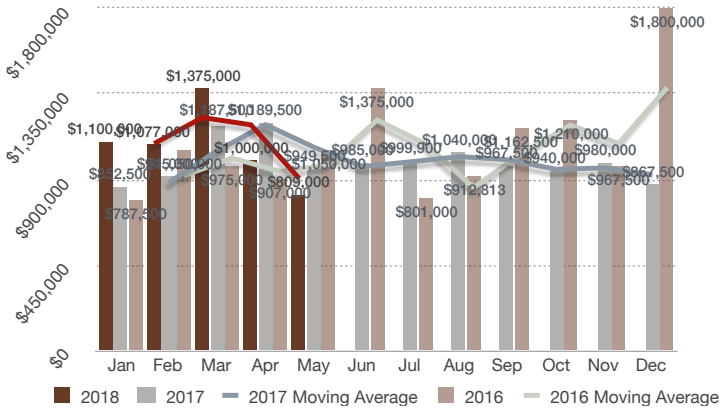


# Carmel Valley Report

JUNE 2, 2018

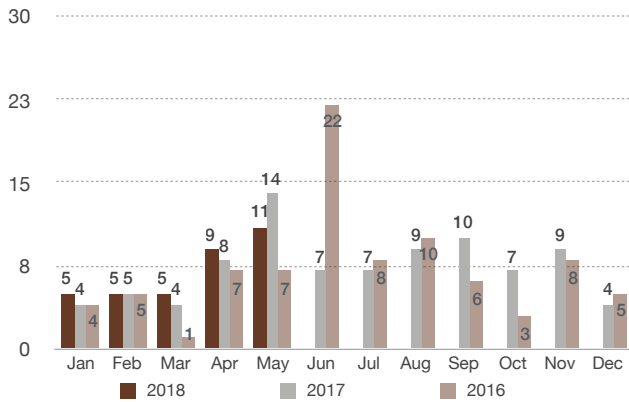
Carmel Valley Median Sale Price 2016-2018



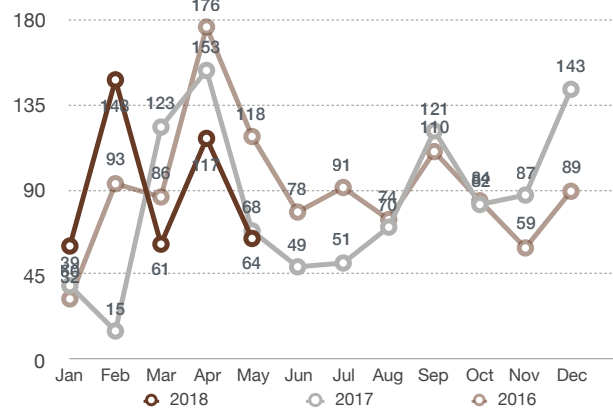
Interest remains high in Carmel Valley for family homes and weekend getaways for second home owners. There are 56 homes for sale. 11 homes are in escrow, with five between \$1.2-\$1.8, and six between \$600,000-\$875,000.

	May 2018	2017
Median Sales Price	\$809,000	\$949,500
Monthly Homes Sold	11	14
Avg. Days on Market	64	68
Total Homes Sales Volume	\$11,179,000	\$15,933,888
Avg. Pending / Active	64	55

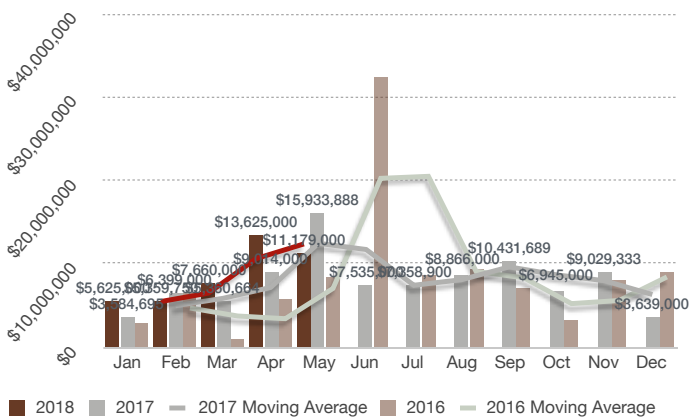
Carmel Valley Homes Sold By Month



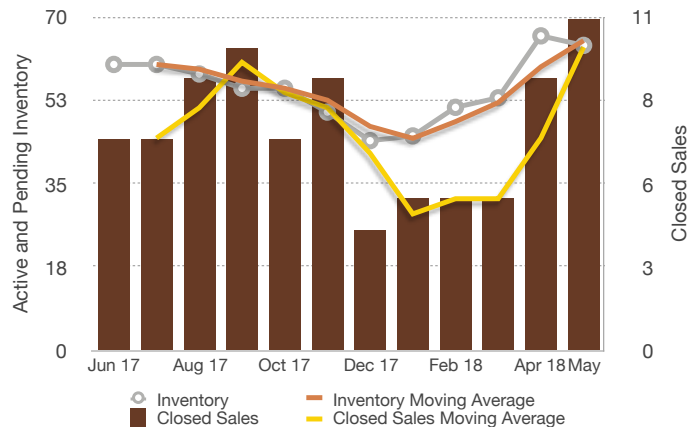
Carmel Valley Average Days on Market



Carmel Valley Home Sales Dollar Volume



Carmel Valley: Active & Pending Inventory Compared with Closed Sales



### Carmel Valley

	Inventory	Closed Sales
Jun 17	60	7
Jul 17	60	7
Aug 17	58	9
Sep 17	55	10
Oct 17	55	7
Nov 17	50	9
Dec 17	44	4
Jan 18	45	5
Feb 18	51	5
Mar 18	53	5
Apr 18	66	9
May	64	11

### Carmel Valley Homes Sold By Month

	2018	2017	2016
Jan	5	4	4
Feb	5	5	5
Mar	5	4	1
Apr	9	8	7
May	11	14	7
Jun		7	22
Jul		7	8
Aug		9	10
Sep		10	6
Oct		7	3
Nov		9	8
Dec		4	5

### Carmel Valley Average Days on Market

	2018	2017	2016
Jan	60	39	32
Feb	148	15	93
Mar	61	123	86
Apr	117	153	176
May	64	68	118
Jun		49	78
Jul		51	91
Aug		70	74
Sep		121	110
Oct		82	84
Nov		87	59
Dec		143	89

### Carmel Valley Median Sale Price: 2015-2017

	2018	2017	2016
Jan	\$1,100,000	\$852,500	\$787,500
Feb	\$1,077,000	\$915,000	\$1,050,000
Mar	\$1,375,000	\$1,187,500	\$975,000
Apr	\$1,000,000	\$1,189,500	\$907,000
May	\$809,000	\$949,500	\$1,050,000
Jun		\$985,000	\$1,375,000
Jul		\$999,900	\$801,000
Aug		\$1,040,000	\$912,813
Sep		\$967,500	\$1,162,500
Oct		\$940,000	\$1,210,000
Nov		\$980,000	\$967,500
Dec		\$867,500	\$1,800,000

### Carmel Valley Home Sales Dollar Volume

	2018	2017	2016
Jan	\$5,625,000	\$3,584,695	\$2,900,000
Feb	\$5,359,750	\$6,399,000	\$6,544,000
Mar	\$7,660,000	\$5,360,664	\$975,000
Apr	\$13,625,000	\$9,014,000	\$5,897,000
May	\$11,179,000	\$15,933,888	\$8,235,000
Jun		\$7,535,000	\$32,295,820
Jul		\$7,358,900	\$8,719,000
Aug		\$8,866,000	\$9,495,625
Sep		\$10,431,689	\$7,181,000
Oct		\$6,945,000	\$3,305,000
Nov		\$9,029,333	\$7,936,184
Dec		\$3,639,000	\$8,945,000

### Carmel Valley Active/ Pending Inventory

	2018	2017	2016
Jan	45	37	43
Feb	51	38	55
Mar	53	45	66
Apr	66	50	71
May	64	55	70
Jun		60	53
Jul		60	57
Aug		58	50
Sep		55	76
Oct		55	56
Nov		50	50
Dec		44	58