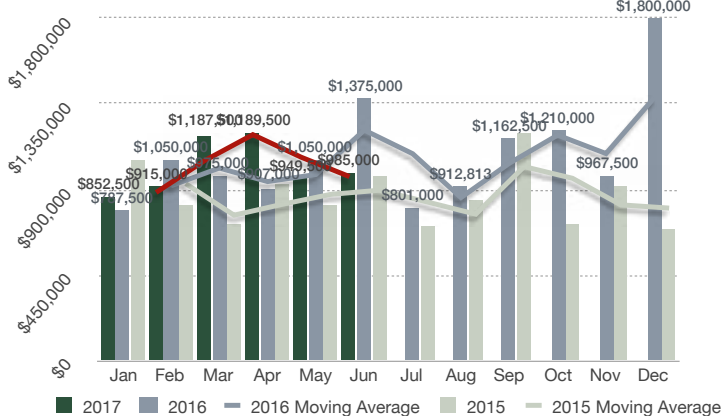


# Carmel Valley Report

JULY 5, 2017

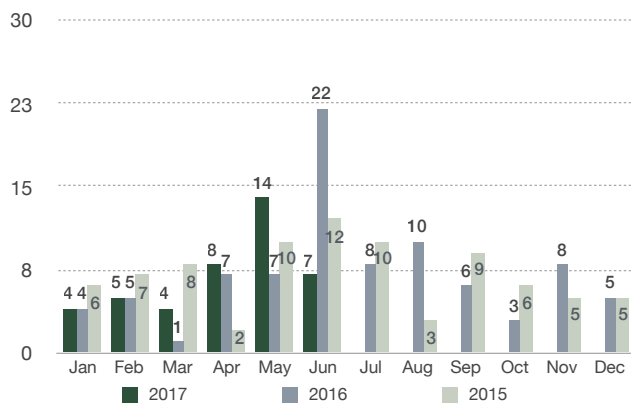
Carmel Valley Median Sale Price 2015-2017



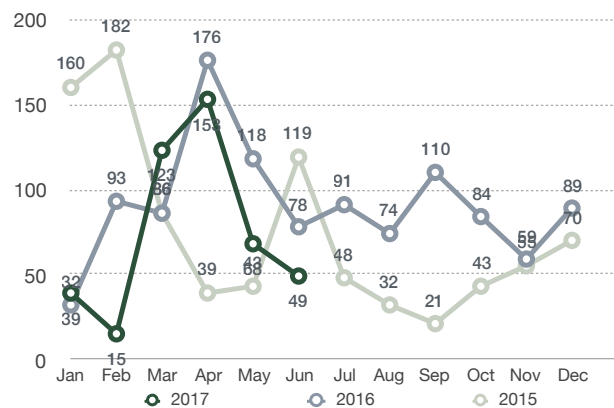
Interest remains high in Carmel Valley for family homes and weekend getaways for second home owners. There are 15 homes in escrow, with 13 at \$1.3M or lower. However sales are below last June's record breaking month.

	June	2017	2016
Median Sales Price		\$985,000	\$1,375,000
Monthly Homes Sold		7	22
Avg. Days on Market		49	78
Total Homes Sales Volume		\$7,535,000	\$32,295,820
Avg. Pending / Active Inventory		60	53

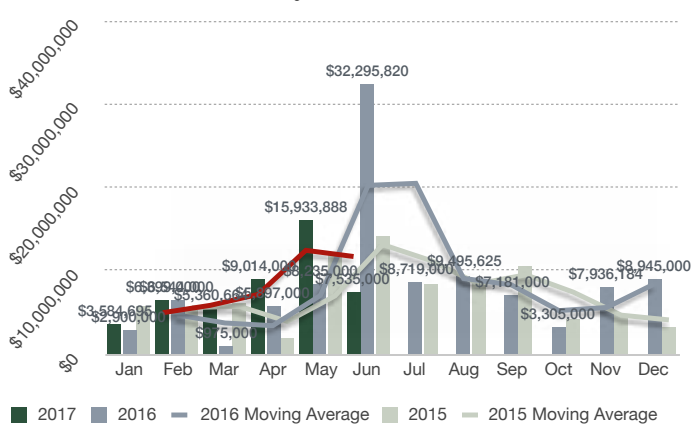
Carmel Valley Homes Sold By Month



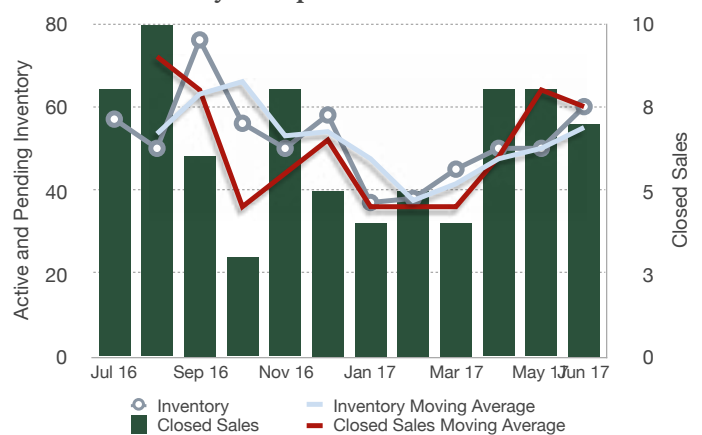
Carmel Valley Average Days on Market



Carmel Valley Home Sales Dollar Volume



Carmel Valley: Active & Pending Inventory Compared with Closed Sales



### Carmel Valley

	Inventory	Closed Sales
Jul 16	57	8
Aug 16	50	10
Sep 16	76	6
Oct 16	56	3
Nov 16	50	8
Dec 16	58	5
Jan 17	37	4
Feb 17	38	5
Mar 17	45	4
Apr 17	50	8
May 17	50	8
Jun 17	60	7

### Carmel Valley Homes Sold By Month

	2017	2016	2015
Jan	4	4	6
Feb	5	5	7
Mar	4	1	8
Apr	8	7	2
May	14	7	10
Jun	7	22	12
Jul		8	10
Aug		10	3
Sep		6	9
Oct		3	6
Nov		8	5
Dec		5	5

### Carmel Valley Average Days on Market

	2017	2016	2015
Jan	39	32	160
Feb	15	93	182
Mar	123	86	86
Apr	153	176	39
May	68	118	43
Jun	49	78	119
Jul		91	48
Aug		74	32
Sep		110	21
Oct		84	43
Nov		59	55
Dec		89	70

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

	2017	2016	2015
Jan	\$852,500	\$787,500	\$1,050,000
Feb	\$915,000	\$1,050,000	\$810,000
Mar	\$1,187,500	\$975,000	\$717,850
Apr	\$1,189,500	\$907,000	\$925,000
May	\$949,500	\$1,050,000	\$822,500
Jun	\$985,000	\$1,375,000	\$968,250
Jul		\$801,000	\$698,388
Aug		\$912,813	\$840,000
Sep		\$1,162,500	\$1,200,000
Oct		\$1,210,000	\$716,910
Nov		\$967,500	\$920,000
Dec		\$1,800,000	\$682,500

### Carmel Valley Home Sales Dollar Volume

	2017	2016	2015
Jan	\$3,584,695	\$2,900,000	\$5,770,000
Feb	\$6,399,000	\$6,544,000	\$5,460,000
Mar	\$5,360,664	\$975,000	\$6,047,700
Apr	\$9,014,000	\$5,897,000	\$1,850,000
May	\$15,933,888	\$8,235,000	\$12,173,000
Jun	\$7,535,000	\$32,295,820	\$14,142,205
Jul		\$8,719,000	\$8,383,775
Aug		\$9,495,625	\$8,565,000
Sep		\$7,181,000	\$10,510,000
Oct		\$3,305,000	\$4,388,819
Nov		\$7,936,184	\$5,010,000
Dec		\$8,945,000	\$3,250,000

### Carmel Valley Active/ Pending Inventory

	2017	2016	2015
Jan	37	43	42
Feb	38	55	42
Mar	45	66	49
Apr	50	71	58
May	55	70	60
Jun	60	53	50
Jul		57	101
Aug		50	59
Sep		76	58
Oct		56	66
Nov		50	55
Dec		58	54