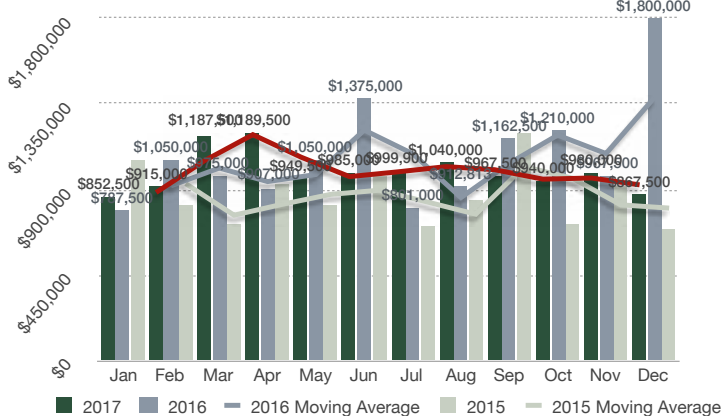


# Carmel Valley Report

JANUARY 3, 2018

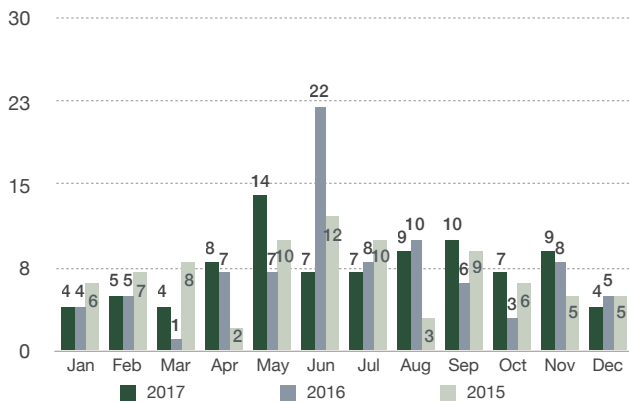
Carmel Valley Median Sale Price 2015-2017



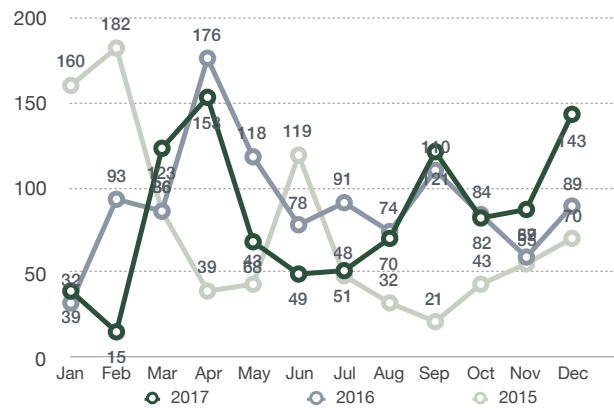
Interest remains high in Carmel Valley for family homes and weekend getaways for second home owners. There are 34 homes for sale. 8 homes are in escrow, with two below \$1M and five between \$1M-\$1.7M and one at \$2,895,000.

	December	2017	2016
Median Sales Price		\$940,000	\$1,210,000
Monthly Homes Sold		7	3
Avg. Days on Market		82	84
Total Homes Sales Volume		\$6,945,000	\$3,305,000
Avg. Pending / Active Inventory		55	56

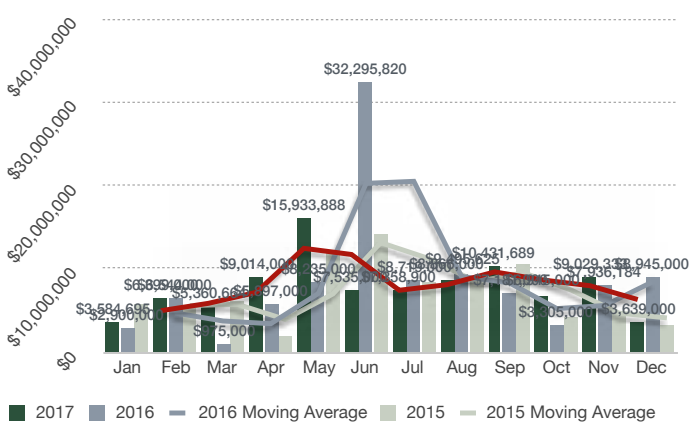
Carmel Valley Homes Sold By Month



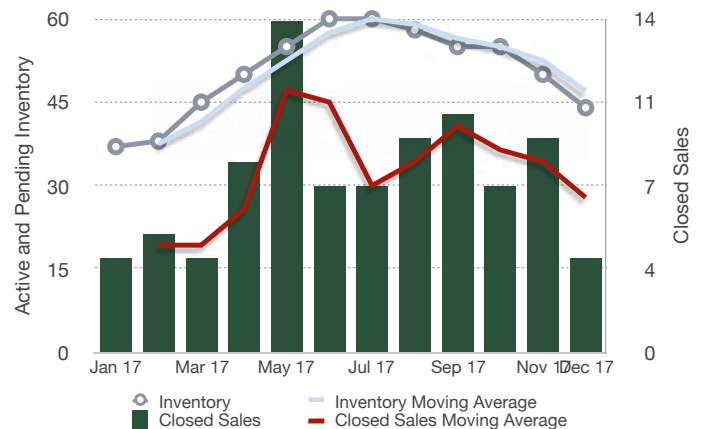
Carmel Valley Average Days on Market



Carmel Valley Home Sales Dollar Volume



Carmel Valley: Active & Pending Inventory Compared with Closed Sales



### Carmel Valley

	Inventory	Closed Sales
Jan 17	37	4
Feb 17	38	5
Mar 17	45	4
Apr 17	50	8
May 17	55	14
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

### 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	7	8	10
Aug	9	10	3
Sep	10	6	9
Oct	7	3	6
Nov	9	8	5
Dec	4	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	51	91	48
Aug	70	74	32
Sep	121	110	21
Oct	82	84	43
Nov	87	59	55
Dec	143	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	\$999,900	\$801,000	\$698,388
Aug	\$1,040,000	\$912,813	\$840,000
Sep	\$967,500	\$1,162,500	\$1,200,000
Oct	\$940,000	\$1,210,000	\$716,910
Nov	\$980,000	\$967,500	\$920,000
Dec	\$867,500	\$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	\$7,358,900	\$8,719,000	\$8,383,775
Aug	\$8,866,000	\$9,495,625	\$8,565,000
Sep	\$10,431,689	\$7,181,000	\$10,510,000
Oct	\$6,945,000	\$3,305,000	\$4,388,819
Nov	\$9,029,333	\$7,936,184	\$5,010,000
Dec	\$3,639,000	\$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	60	57	101
Aug	58	50	59
Sep	55	76	58
Oct	55	56	66
Nov	50	50	55
Dec	44	58	54