

Carmel Valley 93924

ZIP code · CA · California > Monterey County

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

90

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

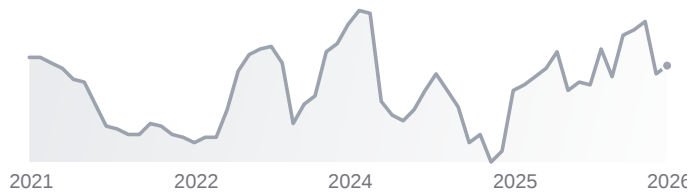
Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

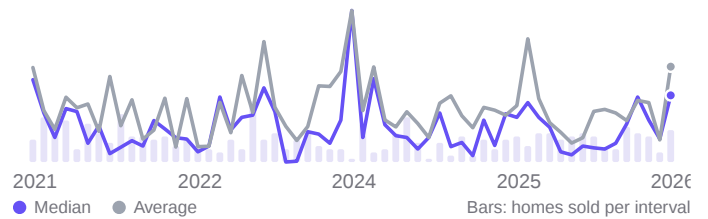
Market temperature (0-100)

54 / 100



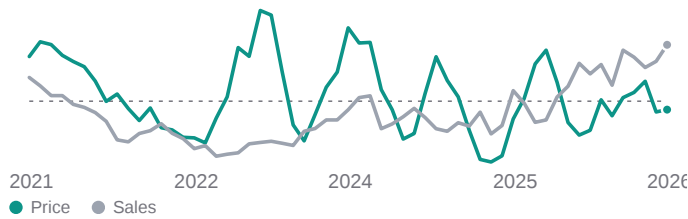
Sale prices

Median \$2M · Average \$2.5M



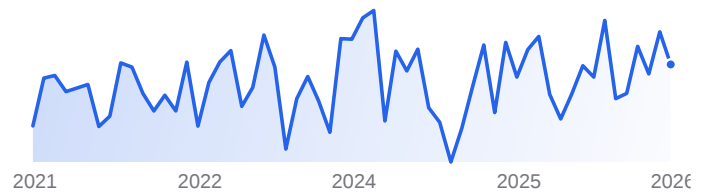
Growth (year over year)

Price -5.8% · Sales +38.5%



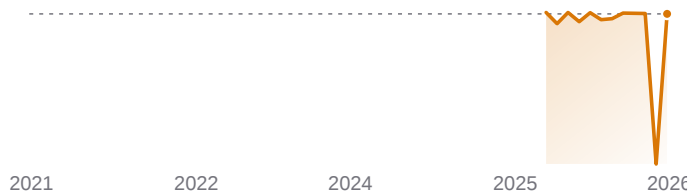
Price per square foot

\$764/ft²



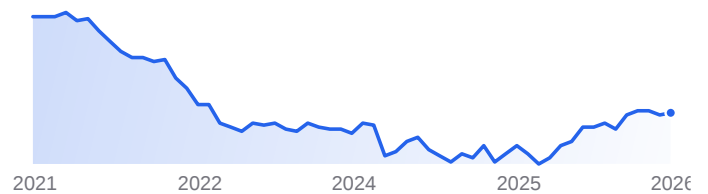
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

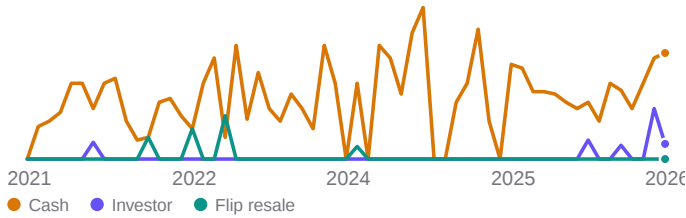
3.6%



BUYERS & OUTCOMES

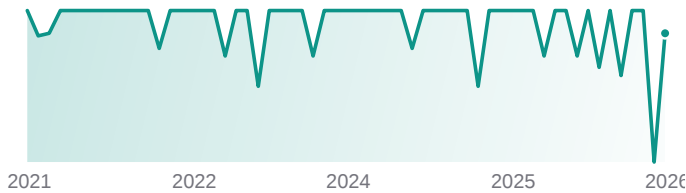
Buyer mix

Cash 70% · Investor 10% · Flip resale 0%



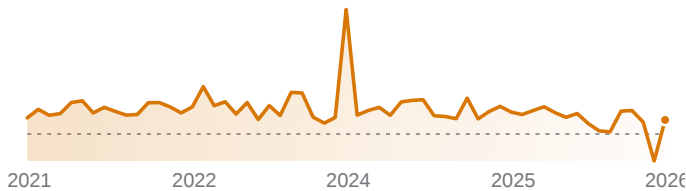
Sellers who sold at a gain

90%

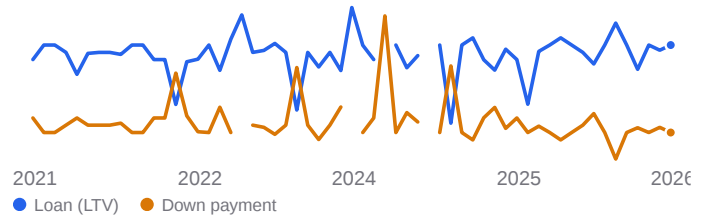


Median annualized return at resale

+3.5%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



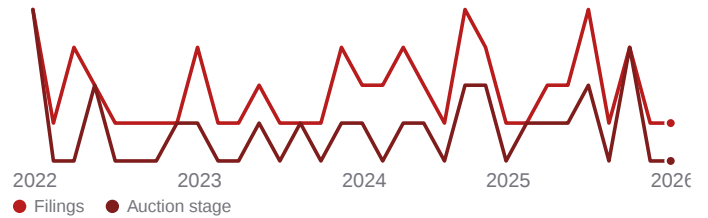
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,527
Median value (AVM)	\$1.5M
Median size	2,064 ft²
Median bedrooms	3
Median year built	1973
Single family	92%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.8%
Owner occupied	61%
Company owned	63%
Median loan-to-value	33%

Typical ownership tenure

17.8 yrs

COMMUNITY

Population	6,161
Density	33 / mi²
Median household income	\$135K
Average household income	\$192K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	333
Homes occupied	87%
Bachelor's or higher	33%
Poverty rate	8.0%
Unemployment	1.8%
Average temp	57°F
Annual precip	32 in
Sunshine	79%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.