

Carmel West Market Report

August 2026

Carmel Woods, Southeast Carmel, Northeast Carmel,
Northwest Carmel, Carmel Point, Golden Rectangle,
Downtown Carmel, Hatton Fields
Single Family



Bambace Peterson Team

DRE# 01731448

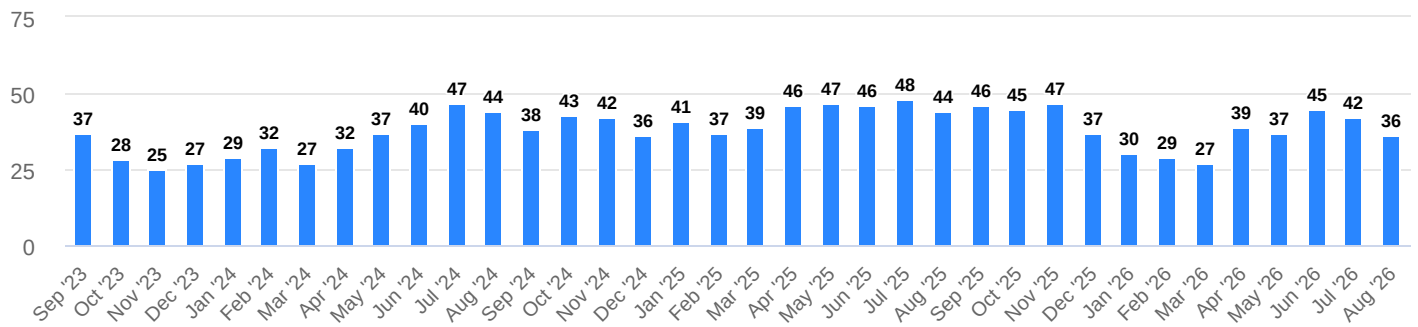
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	AUG 2026	CHANGE FROM JUL 2026	CHANGE FROM AUG 2025
Homes sold	9	↓10%	↓25%
Homes for sale	36	↓14%	↓18%
Median days on market	114	↑151%	↑149%
Median price per square foot	\$1,778	↓9.1%	↑16%
Months of inventory	4.0	↓4.8%	↑9.1%
Median sold price	\$2,850,000	↓22%	↑19%
Homes under contract	8	↓38%	↓53%

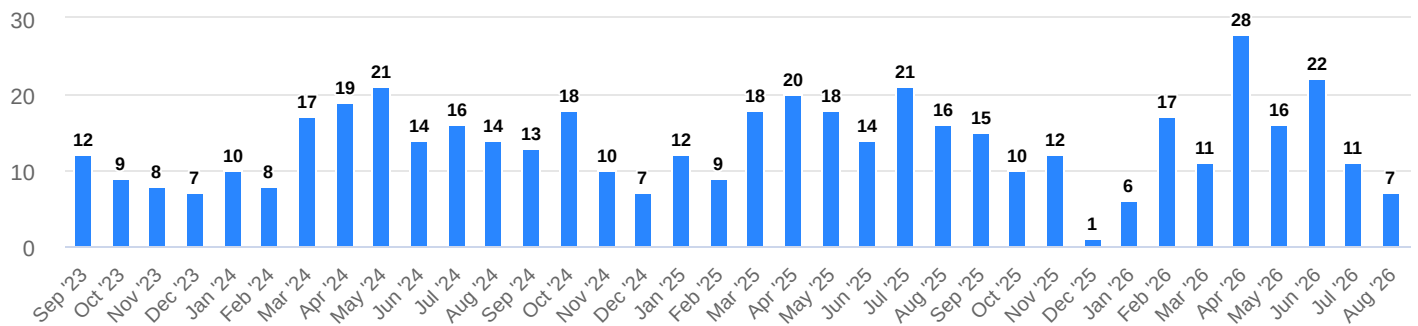
Homes for sale

Number of homes listed for sale, end of month



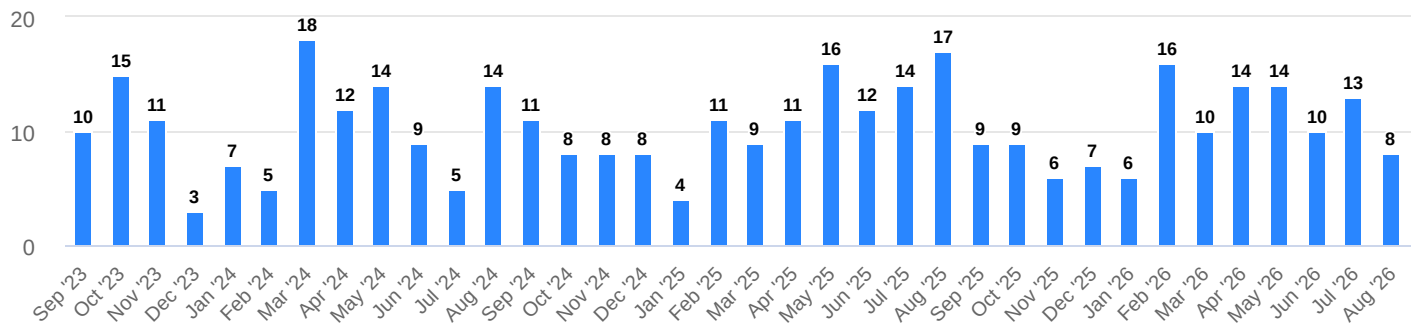
New listings

Number of homes newly listed for sale, during the month



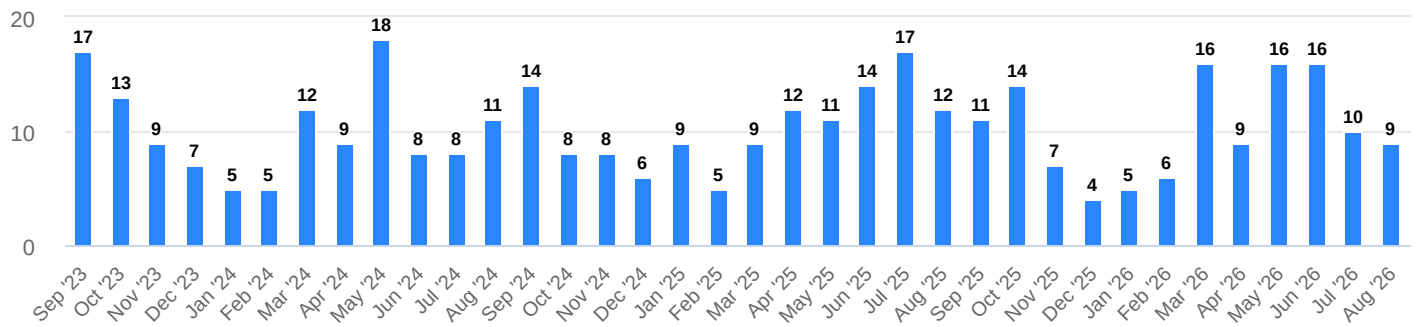
Homes under contract

Number of homes that went into contract



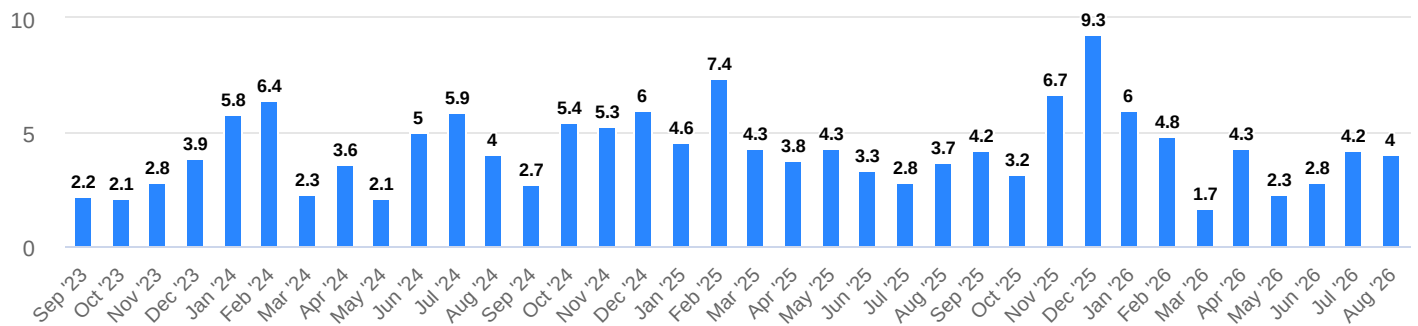
Homes sold

Number of homes sold



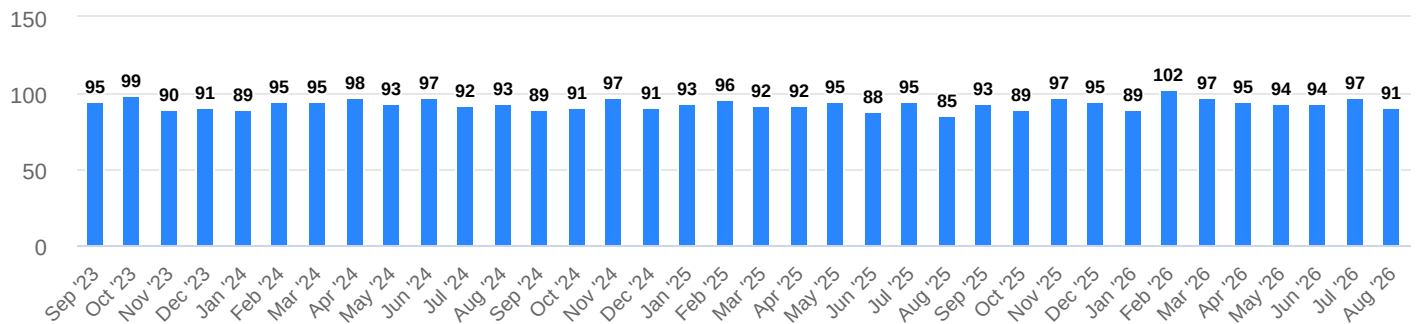
Months of inventory

Months of inventory based on sold listings



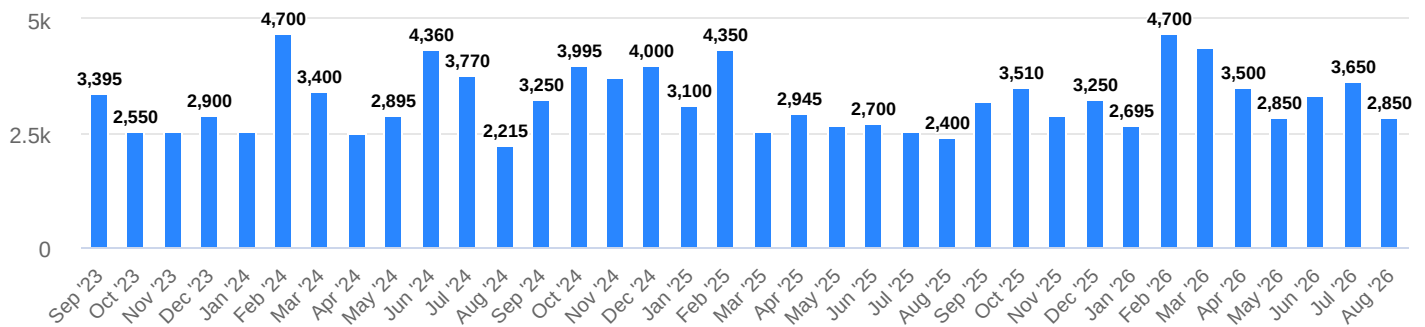
Sold/List Price %

Sold price/original list price %



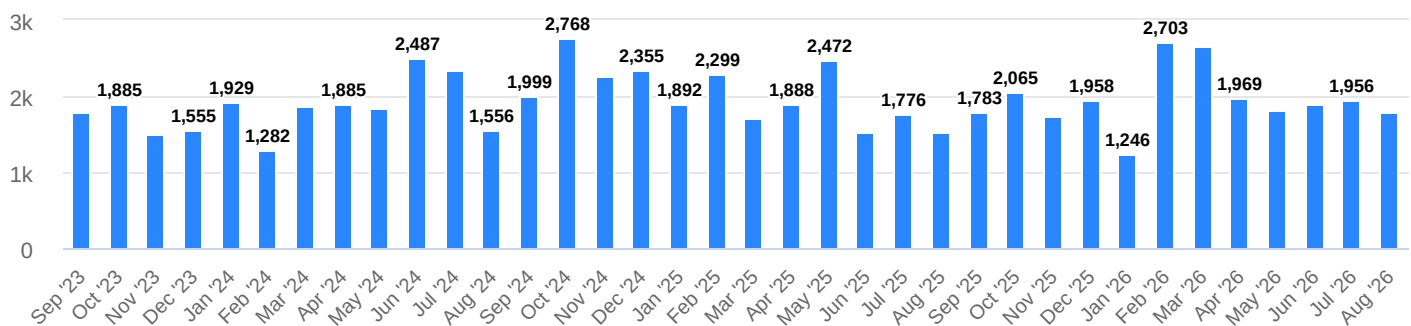
Median sold price

Median price of sold homes (in 1000s)



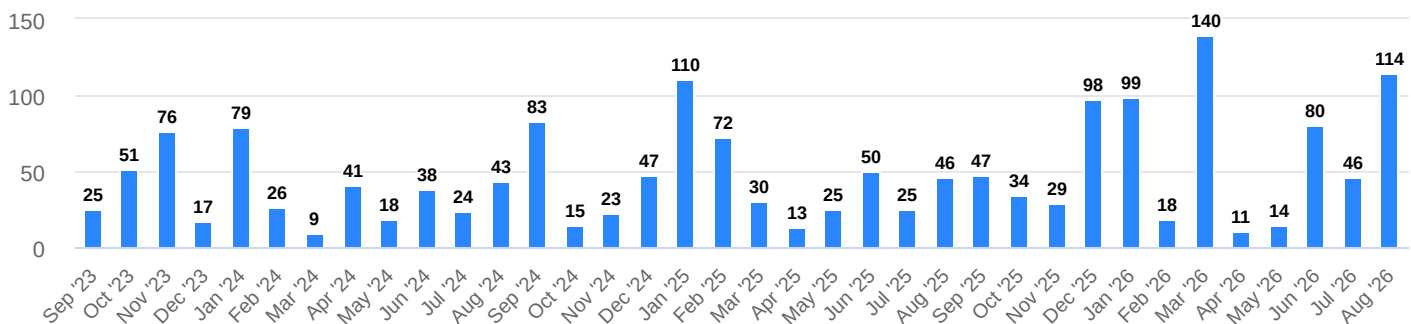
Median price per square foot

Median price per square foot of sold homes



Median days on market

Median days on market of sold listings



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