

# Carmel West Market Report

January 2026

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



**Bambace Peterson Team**

DRE# 01731448

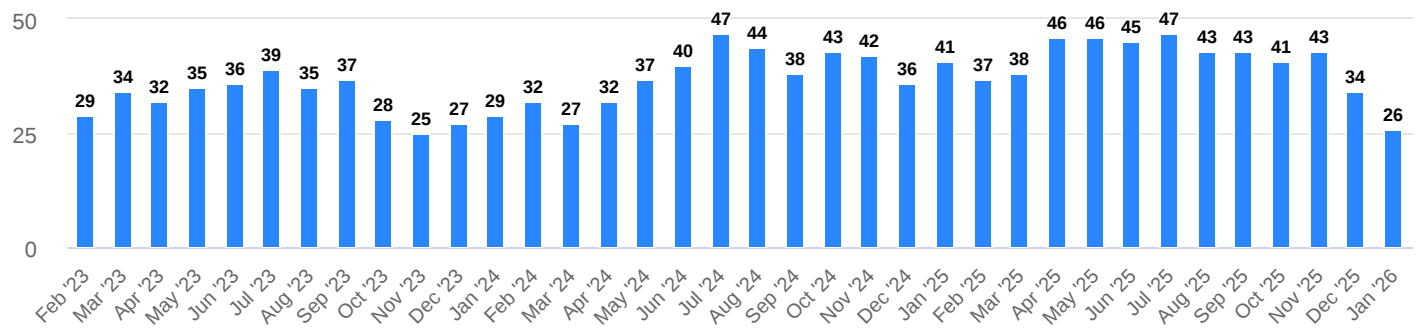
831-200-3178

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|                              | JAN 2026    | CHANGE FROM DEC 2025 | CHANGE FROM JAN 2025 |
|------------------------------|-------------|----------------------|----------------------|
| Homes sold                   | 5           | ↑25%                 | ↓44%                 |
| Homes for sale               | 26          | ↓24%                 | ↓37%                 |
| Median days on market        | 107         | ↑25%                 | ↑25%                 |
| Median price per square foot | \$1,246     | ↓28%                 | ↓34%                 |
| Months of inventory          | 5.2         | ↓39%                 | ↑14%                 |
| Median sold price            | \$2,695,000 | ↑3.4%                | ↓13%                 |
| Homes under contract         | 6           | ↓0%                  | ↑50%                 |

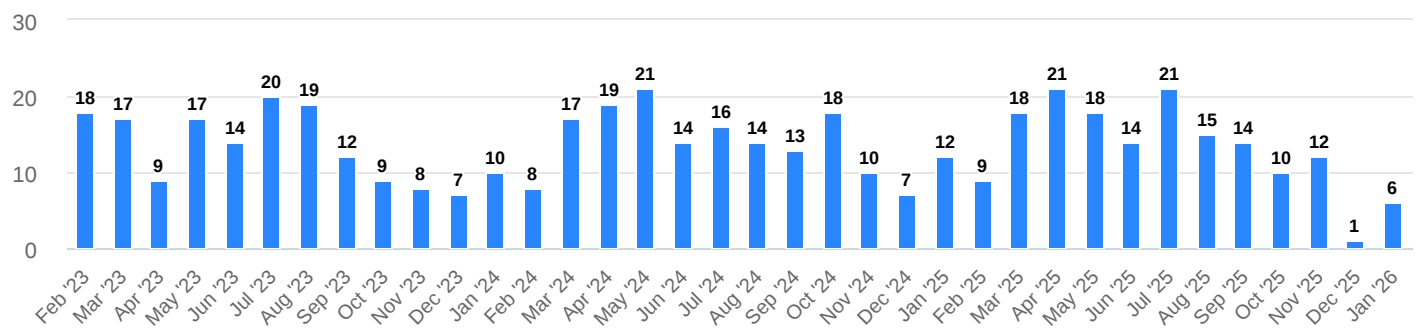
## Homes for sale

Number of homes listed for sale, end of month



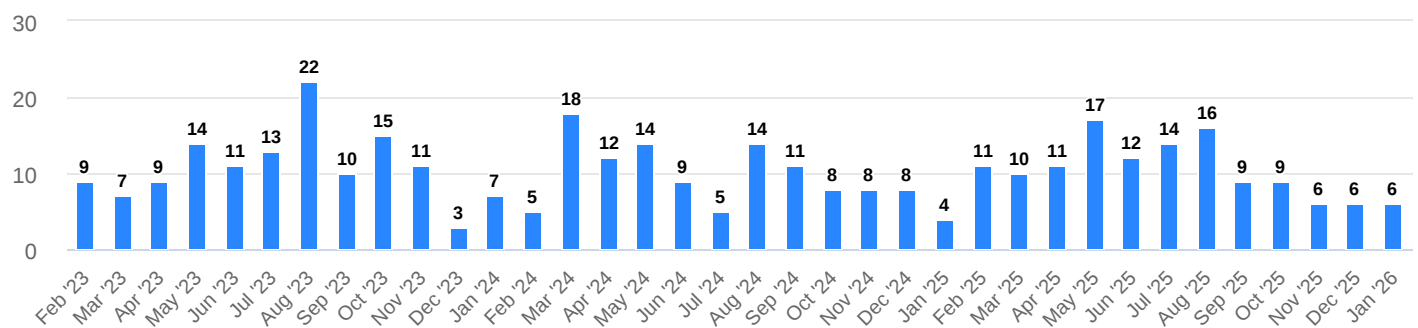
## New listings

Number of homes newly listed for sale, during the month



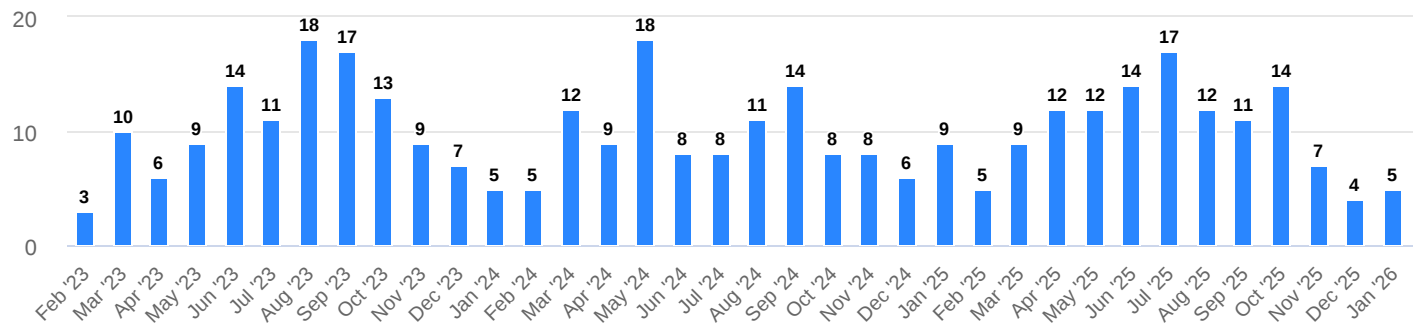
## Homes under contract

Number of homes that went into contract



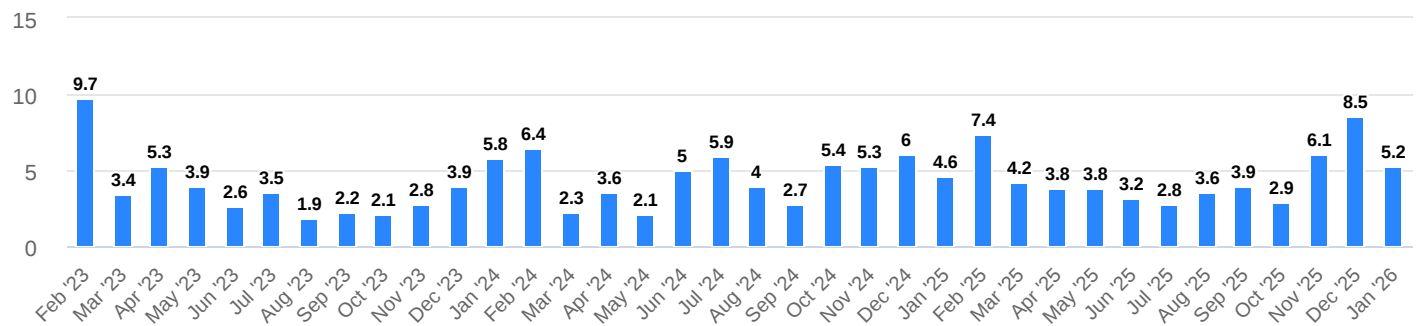
## Homes sold

Number of homes sold



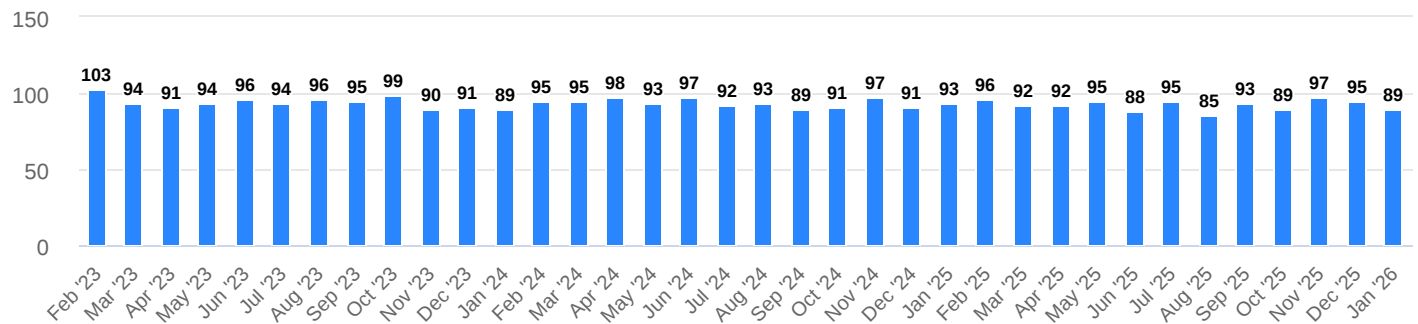
## Months of inventory

Months of inventory based on sold listings



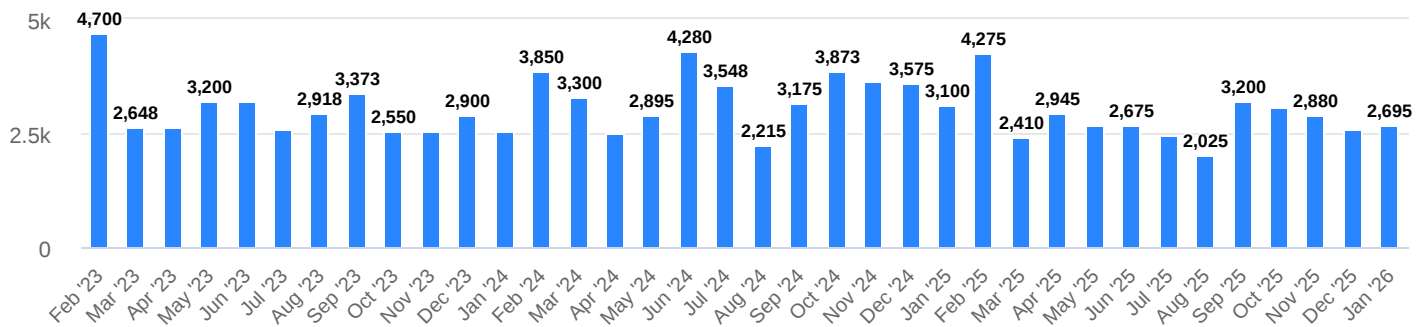
## Sold/List Price %

Sold price/original list price %



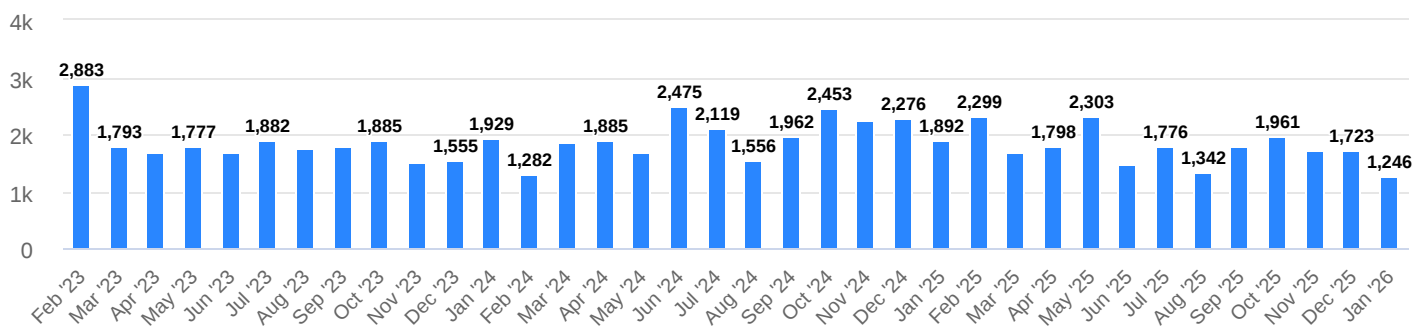
## Median sold price

Median price of sold homes (in 1000s)



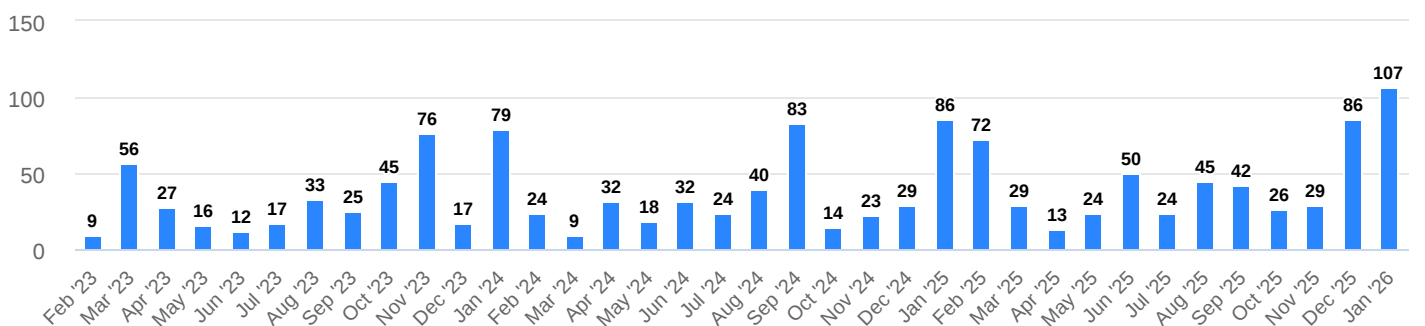
## Median price per square foot

Median price per square foot of sold homes



## Median days on market

Median days on market of sold listings



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