

# Local Market Update for May 2016

A Research Tool Provided by the Greater San Diego Association of REALTORS®

## 92008

Carlsbad NW

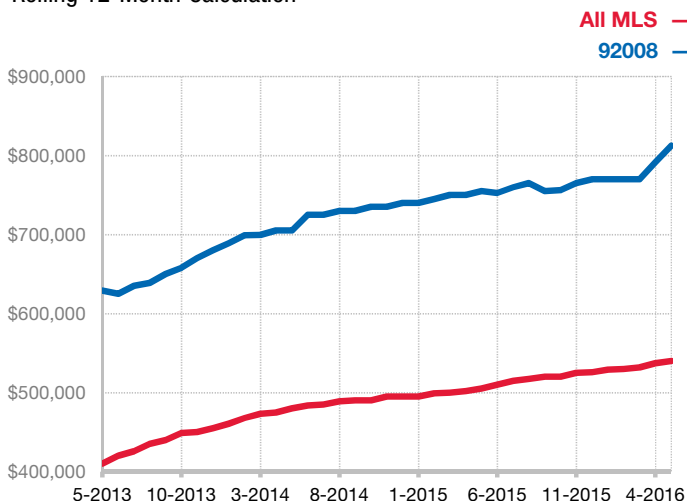
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	33	29	- 12.1%	138	127	- 8.0%
Pending Sales	19	23	+ 21.1%	82	78	- 4.9%
Closed Sales	18	16	- 11.1%	71	70	- 1.4%
Median Sales Price*	\$775,000	<b>\$915,000</b>	+ 18.1%	\$755,000	<b>\$870,000</b>	+ 15.2%
Percent of Original List Price Received*	96.3%	<b>96.6%</b>	+ 0.3%	95.5%	<b>95.9%</b>	+ 0.4%
Days on Market Until Sale	44	30	- 31.8%	44	42	- 4.5%
Inventory of Homes for Sale	60	40	- 33.3%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	May			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	14	8	- 42.9%	91	93	+ 2.2%
Pending Sales	14	21	+ 50.0%	59	68	+ 15.3%
Closed Sales	17	12	- 29.4%	47	45	- 4.3%
Median Sales Price*	\$439,500	<b>\$680,000</b>	+ 54.7%	\$460,500	<b>\$575,000</b>	+ 24.9%
Percent of Original List Price Received*	99.2%	<b>97.6%</b>	- 1.6%	97.2%	<b>96.7%</b>	- 0.5%
Days on Market Until Sale	49	36	- 26.5%	39	35	- 10.3%
Inventory of Homes for Sale	38	24	- 36.8%	--	--	--
Months Supply of Inventory	3.8	2.0	- 47.4%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

