

# Local Market Update for May 2016

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

## 92010

Carlsbad NE

Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	23	16	- 30.4%	88	78	- 11.4%
Pending Sales	15	21	+ 40.0%	75	74	- 1.3%
Closed Sales	18	13	- 27.8%	60	64	+ 6.7%
Median Sales Price*	\$629,500	\$735,000	+ 16.8%	\$645,000	\$700,000	+ 8.5%
Percent of Original List Price Received*	97.3%	100.5%	+ 3.3%	97.0%	98.7%	+ 1.8%
Days on Market Until Sale	22	19	- 13.6%	41	26	- 36.6%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--

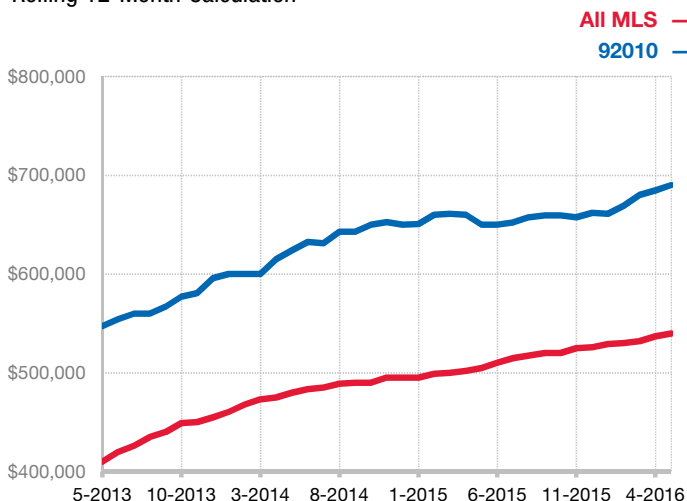
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	May			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	6	12	+ 100.0%	57	50	- 12.3%
Pending Sales	11	12	+ 9.1%	55	42	- 23.6%
Closed Sales	11	9	- 18.2%	46	35	- 23.9%
Median Sales Price*	\$475,000	\$435,000	- 8.4%	\$440,000	\$446,000	+ 1.4%
Percent of Original List Price Received*	99.6%	97.4%	- 2.2%	98.0%	98.2%	+ 0.2%
Days on Market Until Sale	13	34	+ 161.5%	21	23	+ 9.5%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

\* 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

