

# Local Market Update for July 2022

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

## 92008

Carlsbad NW

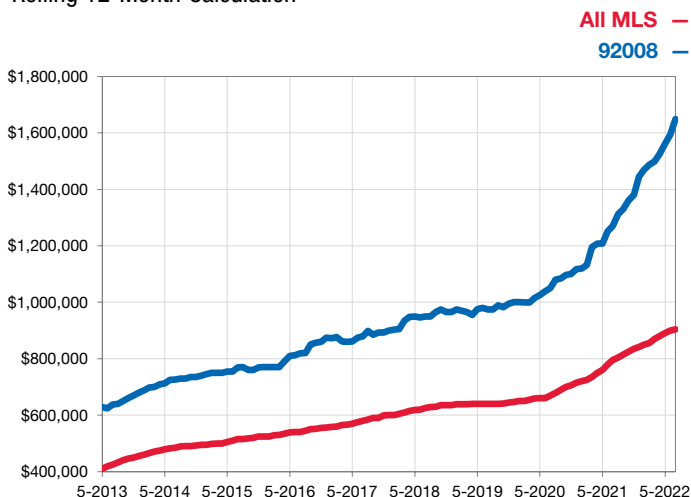
Single Family	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	31	13	- 58.1%	179	126	- 29.6%
Pending Sales	20	10	- 50.0%	137	83	- 39.4%
Closed Sales	30	16	- 46.7%	127	88	- 30.7%
Median Sales Price*	\$1,341,000	\$1,947,500	+ 45.2%	\$1,350,000	\$1,750,000	+ 29.6%
Percent of Original List Price Received*	101.6%	97.2%	- 4.3%	102.9%	104.1%	+ 1.2%
Days on Market Until Sale	29	24	- 17.2%	30	23	- 23.3%
Inventory of Homes for Sale	32	36	+ 12.5%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	15	13	- 13.3%	122	104	- 14.8%
Pending Sales	15	8	- 46.7%	113	72	- 36.3%
Closed Sales	16	8	- 50.0%	105	73	- 30.5%
Median Sales Price*	\$1,313,000	\$993,750	- 24.3%	\$999,000	\$1,200,000	+ 20.1%
Percent of Original List Price Received*	102.0%	99.3%	- 2.6%	100.2%	103.1%	+ 2.9%
Days on Market Until Sale	27	27	0.0%	40	26	- 35.0%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

\* 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

