

# Local Market Update for April 2018

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

## 92008

Carlsbad NW

Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	38	30	- 21.1%	99	126	+ 27.3%
Pending Sales	26	12	- 53.8%	68	68	0.0%
Closed Sales	18	23	+ 27.8%	52	54	+ 3.8%
Median Sales Price*	\$845,000	\$984,000	+ 16.4%	\$832,500	\$1,017,500	+ 22.2%
Percent of Original List Price Received*	95.8%	99.0%	+ 3.3%	96.6%	97.2%	+ 0.6%
Days on Market Until Sale	72	22	- 69.4%	50	30	- 40.0%
Inventory of Homes for Sale	43	50	+ 16.3%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--

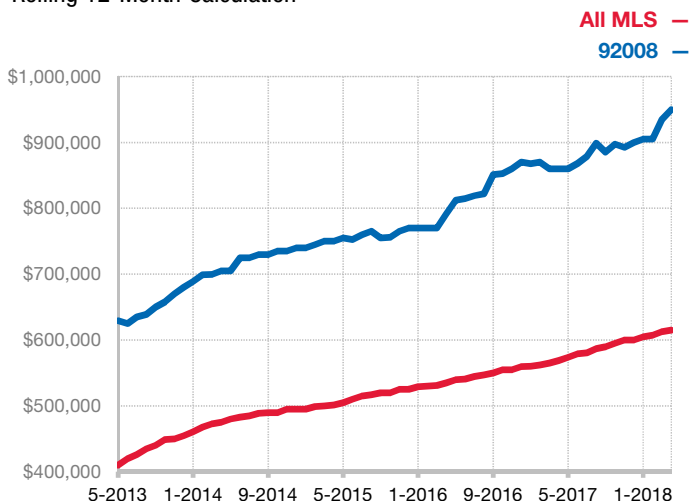
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	16	14	- 12.5%	66	62	- 6.1%
Pending Sales	16	15	- 6.3%	44	40	- 9.1%
Closed Sales	13	8	- 38.5%	40	30	- 25.0%
Median Sales Price*	\$695,000	\$552,750	- 20.5%	\$697,450	\$613,000	- 12.1%
Percent of Original List Price Received*	98.6%	98.2%	- 0.4%	97.6%	97.5%	- 0.1%
Days on Market Until Sale	26	30	+ 15.4%	41	40	- 2.4%
Inventory of Homes for Sale	25	20	- 20.0%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--

\* 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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

